

**MLS Building Audit Program - Details**

**Property Address :** 140 ELM RIDGE DR

Legal Description: PLAN 1769 LOTS 298 TO 315 PLAN 2423 LOTS 109 TO 115

Roll No. : 1904113330001000000

**Building :** 140 ELM RIDGE DR -- S2101

**Report Date :** May 11, 2012

**Building Audit Date :** June 17, 2011

**\*\* 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 May 11, 2012

**Part I - Building Audit Activity Summary :**

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Fence	11 223218 FEN 00 IV	FENCING INVESTIGATION	Expiry Date Extended	30-Jun-11	24-JUL-12	0.00%
2	Property Standards	11 222816 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	28-OCT-11	41.57%
3	Property Standards	11 222822 PRS 00 IV	REPORT ORDERS - WINDOW LOCKING DEVICES	Order Issued	30-Jun-11	28-OCT-11	N/A**
4	Property Standards	11 222825 PRS 00 IV	REPORT ORDERS - WINDOW AIR-CONDITIONERS	Order Issued	30-Jun-11	28-OCT-11	N/A**
5	Property Standards	11 224183 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	30-Jun-11	24-JUL-12	30.23%
6	Property Standards	11 224411 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	30-Jun-11	24-JUL-12	38.10%

**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	11 224411 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	30-Jun-11	24-JUL-12	29-Jun-12

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Bricks are spalling in several locations.	Exterior Of Building	Closed
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(s) is not maintained in good repair. Namely: Concrete balcony slabs are spalling in sections: East side middle row, 4th, 7th floors, South east side and various locations.	Exterior Of Building	Open
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North East	Open
4	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	North East	Closed
5	The protective material for the lighting fixture is not maintained in a clean condition.	North East	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely: Concrete is spalling.	North East	Open
7	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North East	Open
8	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	North East	Closed
9	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	North West	Open
10	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.	North West	Open
11	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North West	Open
12	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Guard is rusted at base.	North West	Open
13	The exterior walls and their components are not being maintained in good repair. Namely: Concrete is spalling.	North West	Closed
14	The exterior surface of the building shall be maintained free of markings.	North West	Open
15	The property is not maintained and/or kept clean in accordance with the standards.	North West	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	North West	Closed
17	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North West	Open
18	Exterior garbage containment area not screened.	Parking Area	Open
19	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Pool	Open
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
21	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 224183 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extension	30-Jun-11	24-JUL-12	29-Jun-12

No. of defects contained within the Order : **43**

No. of defects that remain outstanding : **30**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	Underground Parking Area	Open
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Concrete is spalling.	Underground Parking Area	Open
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
4	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
5	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
6	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Concrete rebar exposed.	Underground Parking Area	Open
8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
9	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
10	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
11	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
13	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
14	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
15	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
16	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
17	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
19	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed
20	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed
21	Pedestrian exit door within the parking or storage garage is not accessible at all times. Namely: Blocked by a car in parking spot, # 336A.	Underground Parking Area	Open
22	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Underground Parking Area	Open
23	The plumbing/draining system is not kept in good working order. Namely: Drain pipe is showing rust.	Underground Parking Area	Open
24	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
25	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
26	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
27	The sign(s) is not being maintained in a good state of repair. Namely: Not secure.	Underground Parking Area	Open
28	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	Open

29	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. Namely: Sign is to high.	Underground Parking Area	Open
30	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: Not secure and not to code high.	Underground Parking Area	Open
31	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
32	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	Open
33	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	Open
34	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	Open
35	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	Open
36	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
37	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Paint is peeling.	Underground Parking Area	Open
38	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely: Black paint is peeling in sections.	Underground Parking Area	Open
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Concrete is spalling.	Underground Parking Area	Closed
40	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
41	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
42	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
43	Pedestrian exit door within the parking or storage garage is not accessible at all times.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 222816 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	28-OCT-11	28-Oct-11

No. of defects contained within the Order : **89**

No. of defects that remain outstanding : **52**

### Deficiency Details

No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Hallway (North-West)	Open
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Hallway (South-West)	Open
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current names, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	1/F Lobby	Open
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Mop Room	Open
5	The electrical connections are not maintained in a safe and complete condition. Namely: cover of junction box missing.	1/F Mop Room	Open
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Office	Open
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Office	Open
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Storage Room (Centre-West)	Open
9	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Storage Room (Centre-West)	Open
10	Lighting in a storage room is provided at less than 50 lux.	1/F Storage Rooms	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Superintendent's Storage Room	Open
12	The ventilation grille is missing.	1/F Superintendent's Storage Room	Open
13	The floor surface cover and finish is not maintained.	14/F North Stairway	Open
14	Door hardware/devices are not maintained in good repair.	16/F Garbage Room	Closed
15	Hatch providing access to roof is not kept locked at all times.	19/F South Stairway	Closed
16	Door, frame and/or hardware not maintained in good repair. Namely: door not latching.	4/F North Stairway	Closed
17	The property has not been repaired in accordance with the standards. Namely: garbage chute door not self-closing.	7/F Garbage Room	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: wall tiles missing.	7/F Garbage Room	Closed
19	The floor surface cover and finish is not maintained.	8/F South Stairway	Open
20	Door, frame, and/or hardware not maintained in good repair. Namely: door not closing properly.	9/F South Stairway	Closed
21	The floor surface cover and finish is not maintained.	9/F South Stairway	Open
22	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.	B1 Hallway	Open
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1 Hot Water Tank Room	Open
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	B1 Hot Water Tank Room	Open
25	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	B1 Hot Water Tank Room	Closed

26	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	B1 Hot Water Tank Room	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1 Laundry Room	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1 Laundry Room	Closed
29	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	B1 Locker Room (1511-1516)	Closed
30	Interior lighting fixtures or lamps are not maintained in good working condition.	B1 Locker Room (1815-1916)	Open
31	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	B1 Locker Room (1815-1916)	Closed
32	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	B1 Locker Room (1917-1922)	Closed
33	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	B1 Locker Room (Centre-North)	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition	B1 Locker Rooms	Open
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1 Locker Rooms	Closed
36	Lighting in a storage room is provided at less than 50 lux.	B1 Locker Rooms/Storage Rooms	Open
37	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: locker door not secured.	B1 Locker room (1815-1916)	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	B1 Lunch Room	Open
39	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	B1 Lunch Room	Open
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1 Lunch Room	Open
41	The floor and every appurtenance, surface cover and finish is not maintained in good repair.	B1 Lunch Room	Open
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	B1 Lunch Room	Open
43	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	B1 Lunch Room	Open
44	Interior door not maintained in good repair.	B1 Lunch Room	Open
45	Previously finished walls are not renewed or refinished, when necessary, to maintain a similar appearance.	B1 Lunch Room	Open
46	The ventilation grille is missing.	B1 Lunch Room	Open
47	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	B1 North Locker Room	Closed
48	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1 Storage Room	Open
49	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	B1 Storage Room	Closed
50	Previously finished surface (ceiling) is not renewed or refinished, when necessary, to maintain a similar appearance.	B1 Storage Room	Closed
51	Floor and/or floor covering not kept in a clean and sanitary condition.	B1 Storage Room	Open
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	B1 Storage Room	Closed
53	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	B1 Storage Room	Open
54	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	B1 Storage Room	Open
55	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	B1 to B2 Elevator Lobby	Open
56	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	B1 to B2 Elevator Lobby	Open
57	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	B1 to B2 Elevator Lobby	Open
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B1 to B2 Elevator Lobby	Open
59	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.	B2 Hallway	Open
60	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	B2 Locker Room (1017-1115)	Closed

61	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: locker door not secured.	B2 Locker Room (1116-1214)	Closed
62	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	B2 Locker Room (1116-1214)	Closed
63	Interior lighting fixtures or lamps are not maintained in good working condition.	B2 Locker Room (1221-1417)	Open
64	Interior lighting fixtures or lamps are not maintained in good working condition.	B2 Locker Room (1418-1423)	Closed
65	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	B2 Locker Room (1418-1423)	Open
66	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	B2 Locker Room (218-418)	Closed
67	Interior lighting fixtures or lamps are not maintained in good working condition.	B2 Locker Room (218-418)	Open
68	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: locker door not secured.	B2 Locker Room (611-622)	Closed
69	Interior lighting fixtures or lamps are not maintained in good working condition.	B2 Locker Room (623-721)	Open
70	Walls/doors have marks, stains, graffiti, painted slogans and/or other defacements.	B2 Locker Room (815-819)	Open
71	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	B2 Locker Room (820-923)	Closed
72	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	B2 Locker Room (820-923)	Closed
73	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: locker door defective.	B2 Locker Room (820-923)	Closed
74	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	B2 Locker Rooms	Open
75	Floor and/or floor covering not kept in a clean and sanitary condition.	B2 Locker Rooms	Closed
76	Lighting in a storage room is provided at less than 50 lux.	B2 Locker Rooms/Storage Rooms	Open
77	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Rooms	Closed
78	The ventilation system or unit is not regularly cleaned. Namely: vent grille not clean.	Garbage Rooms	Closed
79	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hallway Service Cabinets	Closed
80	Floor not kept free from holes, rubbish and debris.	Hallway Service Cabinets	Closed
81	The ventilation system or unit is not regularly cleaned. Namely: vent grille not clean.	Hallways	Closed
82	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Elevator Room	Closed
83	Floor and/or floor covering not kept free from rubbish and debris.	Roof Elevator Room	Closed
84	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.	Stairways	Open
85	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairways	Open
86	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairways	Open
87	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Open
88	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	Open
89	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairways	Open

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**