

**MLS Building Audit Program - Details**

**Property Address :** 141 ERSKINE AVE

Legal Description: PLAN M146 PT LOTS 143 TO 146 PLAN 756 RESERVE STRIP

Roll No. : 1904104200011000000

Building : 141 ERSKINE AVE -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** January 26, 2009

**\*\* 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	Property Standards	09 104824 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-09	05-MAR-09	100.00%
2	Property Standards	09 104883 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-09	05-MAR-09	0.00%
5	Property Standards	09 104934 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-09	05-MAR-09	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
2	Property Standards	09 104883 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-09	05-MAR-09	6-Mar-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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: Vehicles in parking space #104 and #103.	Garage	Open
2	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Open
3	The sign(s) is not being maintained in a good state of repair. Namely: Graffiti on designated sign.	Garage Area	Open
4	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage Area	Open
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage Area	Open
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: Defective light fixture.	Garage Area	Open
7	The parking or storage garage is used to keep junk or rubbish. Namely: Paper, boxes, cans, plastic containers, tires, and other discarded materials. Also in room near parking space #68.	Garage Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 104934 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-09	05-MAR-09	17-Dec-09

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Deteriorated railing guard post. Needs repair.	East Side of Property	Closed
2	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Snow and ice on exterior stairways from underground garage.	Exterior	Closed
3	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: deteriorated and broken concrete concrete on stairs.	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Wall defaced by graffiti on east wall.	Exterior	Closed
5	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Exterior Of Building	Closed
6	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair. namely: Deteriorated surface paint finish (paint peeling) on the south/west corner of the building.	Exterior Of Building	Closed
8	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Exterior Of Building	Closed
9	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: spalling bricks.	Roof Of Building	Closed
10	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc.). Namely: Door cover is missing on cable box.	Roof Of Building	Closed
11	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Plywood, steel, cage, cardboard, and other discarded materials.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 104824 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-09	05-MAR-09	11-Dec-09

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order. Namely: Electrical receptacle cover plate is broken.	10th Floor	Closed
2	The electrical fixtures are not maintained in good working order. Namely: Defective emergency exit light fixture.	Basement	Closed
3	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely: Recreation room is not being used for its intended purpose. - Storage room.	Basement	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Missing floor drain cover.	Boiler Room	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in boiler room ceiling.	Boiler Room	Closed
6	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: Inadequate illumination in the boiler room and meter room.	Boiler Room	Closed
7	Elevator(s) is not certified in good working order. Namely: TSSA license is not displayed inside elevator.	Elevator	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in hallway-Trip hazard.	Hall	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Paint and plaster walls near unit 1007 and 708.	Hall	Closed
10	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: Inadequate lighting provided in the Laundry room.	Laundry Room	Closed
11	Interior lighting fixtures or lamps are not maintained. Namely: Light fixture is missing.	Laundry Room	Closed
12	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	Locker Room	Closed
13	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
14	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
15	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	Stairway	Closed
16	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Accumulation of waste items inside electrical room, locker rooms, meter room and boiler room.	Throughout Building	Closed
18	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely: Inadequate illumination in the stairways.	Throughout Building	Closed
19	The ventilation system or unit is not regularly cleaned. Namely: Vent grills need cleaning.	Throughout Building	Closed

### 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.**