

**MLS Building Audit Program - Details**

**Property Address :** 15 ERSKINE AVE

Legal Description: CON 1 EYS PT LOT 2 PLAN 756 PT LOTS 7, 8 & 132

Roll No. : 1904104190017000000

Building : 15 ERSKINE AVE -- N2507

**Report Date :** May 11, 2012

**Building Audit Date :** July 19, 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 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	10 224195 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	28-Jul-10	24-JAN-11	61.54%
2	Property Standards	10 224526 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	28-Jul-10	28-OCT-10	87.50%
3	Property Standards	10 225524 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS HANDRAILS AND GUARDS	Order Issued	28-Jul-10	27-AUG-10	25.00%
7	Property Standards	10 225980 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jul-10	25-NOV-10	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	10 225524 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS  HANDRAILS AND GUARDS	Order Issued	28-Jul-10	27-AUG-10	23-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guards are less than 1,070 millimetres, namely at the garage ramp area and exterior stairwell landings.	Exterior	Closed
2	Required guards and handrail guards do not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Open
3	The handrail guards are designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Open
4	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.	Exterior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 225980 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jul-10	25-NOV-10	26-Nov-10

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 pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Garage	Closed
2	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device.	Garage	Closed
3	The electrical connections are not maintained in good working order, namely: Conduit hanging	Garage	Closed
4	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	Closed
5	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
6	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, Thermostat	Garage	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 224195 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	28-Jul-10	24-JAN-11	23-May-12

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

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained, namely broken and/or cracked sidewalks.	Exterior	Closed
2	The roof or one of its components is not weather tight and maintained in good repair, namely damaged and/or missing shingles.	Exterior	Closed
3	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
4	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, namely balcony panels.	Throughout Building	Open
5	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	Closed
6	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 deteriorated and rusted balcony panels and components.	Throughout Building	Open
7	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 cracked and delaminated concrete at balcony slabs.	Throughout Building	Open
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include balcony panels and shear walls.	Throughout Building	Open
9	The landscaped wood planters are not being maintained in good repair, namely deteriorated and rotted wood.		Closed
10	Driveway(s)/parking areas and/or similar areas not maintained, namely cracks and pot holes.		Closed
11	The electrical connections are not maintained in a safe and complete condition, namely loose wires and cables.		Open
12	The roof or one of its components is not weather tight, namely deteriorated roof, shingles and components.		Closed
13	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely broken and/or cracked concrete steps.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 224526 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	28-Jul-10	28-OCT-10	15-May-12

No. of defects contained within the Order : **24**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Balcony	Open
2	The electrical connections are not maintained in a safe and complete condition; Open box(es)	Electrical Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Furnace Room	Closed
4	Lighting in a service room is provided at less than 200 lux.	Garbage Room	Closed
5	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
6	Previously finished wall(s) of the property is not maintained in good repair.	Maintenance Room	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Maintenance Room	Closed
8	The electrical fixtures are not maintained in good working order, namely: Missing lens cover	Maintenance Room	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Maintenance Room	Closed
10	Previously finished wall(s) in the property is not maintained in good repair, namely: Walls not impervious to water	Maintenance Room	Closed
11	The floor drain is not maintained in good repair.	Maintenance Room	Open
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Maintenance Room	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely: Open electrical box(es)	Maintenance Room	Closed
14	The electrical connections are not maintained in a safe and complete condition; Open box(es)	Maintenance room	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely: Ceiling is not impervious to water	Maintenance room	Closed
16	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Roof of Building	Closed
17	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.	Roof of Building	Closed
18	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition.	Sauna	Closed
19	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition.	Shower Room	Closed
20	Lighting in a stairway is provided at less than 50 lux.	Stairway	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Open
22	All repairs shall ensure that the component repaired can perform its intended function, namely : Missing dampers and self closing devices at the garbage chute doors.		Closed
23	All repairs shall be made with materials that are suitable and sufficient for the purpose		Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		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.**