

**MLS Building Audit Program - Details**

**Property Address :** 15 MARTHA EATON WAY

Legal Description: CON 4 WY PT LOT 3 66R15901 PARTS 1 & 4

Roll No. : 1908022060001000000

**Building :** 15 MARTHA EATON WAY -- W1203

**Report Date :** May 11, 2012

**Building Audit Date :** August 25, 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	Property Standards	11 267024 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	7-Sep-11	01-OCT-12	0.00%
4	Property Standards	11 267378 PRS 00 IV	PARKING GARAGE - SERVICE ROOMS	Closed	7-Sep-11	07-NOV-11	100.00%
5	Property Standards	11 268939 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Sep-11	08-DEC-11	0.00%
6	Property Standards	11 268940 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	9-Sep-11	07-DEC-12	84.38%

**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
4	Property Standards	11 267378 PRS 00 IV	PARKING GARAGE - SERVICE ROOMS	Closed	7-Sep-11	07-NOV-11	8-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically fire stopping is required at wall and floor locations.	Mechanical Room	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Specifically the floor drain cover is missing	Sauna	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Specifically ceiling and walls have deteriorated finishes that require refurbishing	Sauna	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 267024 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	7-Sep-11	01-OCT-12	8-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Specifically the green paint should be refurbished and ensure that it extends 1 metre each side of the door.	Underground Parking Area	Open
2	Lighting in a garage is provided at less than 50 lux. Specifically additional lighting required	Underground Parking Area	Open
3	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. Specifically, additional signs required	Underground Parking Area	Open
4	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. Specifically, additional signs required	Underground Parking Area	Open
5	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically the white and black paint requires refurbishing	Underground Parking Area	Open
6	The parking or storage garage walls painted surface is not maintained reasonably clean. Specifically the white and black paint on the walls requires refurbishing	Underground Parking Area	Open
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically the white paint on the ceiling requires refurbishing	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 268940 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	9-Sep-11	07-DEC-12	4-Dec-12

No. of defects contained within the Order : **32**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Door hardware/devices are not maintained in good repair. Namely; exit door not self closing/latching shut.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; electrical connections not properly terminated.	1st Floor	Closed
5	Previously finished surface(s) in the public area of the property is not maintained in good repair.	1st Floor	Open
6	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
7	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	1st Floor	Closed
8	Door hardware/devices are not maintained in good repair. Namely; door not self closing /latching shut.	5th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: wall tiles.	6th Floor	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair.	7th Floor	Closed
11	Door hardware/devices are not maintained in good repair. Namely; handle set loose.	7th Floor	Closed
12	Door hardware/devices are not maintained in good repair. Namely; exit door not self closing/ latching shut.	11th Floor	Closed
13	Door hardware/devices are not maintained in good repair. Namely; door is not self closing/latching shut.	12th Floor	Closed
14	Previously finished surface(s) in the public area of the property is not maintained in good repair.	12th Floor	Closed
15	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; paint finish scratched.	15th Floor	Closed
16	Door hardware/devices are not maintained in good repair. Namely; door not self closing/latching shut.	16th Floor	Open
17	The electrical connections are not maintained in good working order. Namely; loose wall outlet.	16th Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; missing baseboard tile.	16th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; cut-out too big for wall outlet.	16th Floor	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair.	1st	Closed
21	Door hardware/devices are not maintained in good repair. Door not self closing/latching shut	24th Floor	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
25	Floor and/or floor covering not kept in good repair and free from stains,	Basement	Open
26	Floor and/or floor covering not kept in good repair and free from stains.	Basement	Closed
27	Door hardware/devices are not maintained in good repair. Namely; door hardware loose.	Basement	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Broken/missing piece of baseboard.	Stairway	Closed
29	The ventilation system or unit is not regularly cleaned. Namely; Grill plates dirty.	Stairway	Closed

30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
31	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.	Stairway	Open
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :15**  
**MARTHA EATON WAY**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
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.**