

## MLS Building Audit Program - Details

**Property Address :** 15 OXFORD DR

Legal Description: PLAN 1588 LTS 12-14 PT LT 15 PLAN 1828 LTS 53-58 PT LT 43 TO 46

Roll No. : 1914061030025000000

Building : 15 OXFORD DR

**Report Date :** May 11, 2012

**Building Audit Date :** April 23, 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 163025 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Apr-10	05-OCT-10	100.00%
2	Property Standards	10 163089 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Apr-10	15-OCT-10	100.00%
3	Property Standards	10 163290 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS - UNDERGROUND GARAGE	Rescheduled	28-Apr-10	25-NOV-11	58.33%

**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	10 163089 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Apr-10	15-OCT-10	18-Oct-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior north exit has a guard that is not well secured.	Exterior Of Building	Closed
2	The exterior stucco finish at north exit is peeling from underside of canopy.	Exterior Of Building	Closed
3	The retaining wall at north exit from parking garage has areas of broken concrete	Exterior Of Building	Closed
4	Patio slabs in east yard are uneven causing a trip hazard.	Exterior Of Building	Closed
5	Ventilation covers at north end of property are rusted.	Exterior Of Building	Closed
6	Exterior concrete steps at south end of building have broken concrete and exposed reinforcement bars.	Exterior Of Building	Closed
7	Exterior steps at north exit not maintained.	Exterior Of Building	Closed
8	Exterior east wall at south end of building has broken concrete and exposed reinforcement bar.	Exterior Of Building	Closed
9	Wall at south west corner of building has spalling bricks.	Exterior Of Building	Closed
10	The north chain link fence is loose, leaning and broken.	Exterior 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	10 163025 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Apr-10	05-OCT-10	20-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor tiles missing in areas.	1st Floor	Closed
2	Floor tiles missing in areas.	1st Floor	Closed
3	Exposed wiring hanging from ceiling.	1st Floor	Closed
4	Holes in ceiling.	1st Floor	Closed
5	Gaps in drywall not taped. Drywall not painted.	2nd Floor	Closed
6	Ceiling mounted exit sign damaged.	3rd Floor	Closed
7	Ceiling light cover missing.	7th Floor	Closed
8	Ceiling light cover broken.	9th Floor	Closed
9	Electrical service closets by elevators. Holes in ceilings or floors.	9th Floor	Closed
10	Garbage chute door broken.	10th Floor	Closed
11	Adequate ventilation has not been provided. System at south end of building not operating.	Building	Closed
12	Floor and/or floor covering not kept free from stains.	Building	Closed
13	Roof decks, catwalks and/or related guards are not maintained in good repair. Rotted and broken boards in areas.	Building	Closed
14	Floor tiles cracked in areas.	Lobby	Closed
15	Plaster on wall damaged in areas. Paint peeling in areas.	South	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 163290 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS - UNDERGROUND GARAGE	Rescheduled	28-Apr-10	25-NOV-11	25-Nov-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Junction box no cover.	Parking Area	Open
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Open
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black, paint peeling in sections.	Parking Area	Closed
4	The floors in the parking or storage garage are not maintained free of holes, breaks, or cracks at entrance expansion joint.	Parking Area	Open
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Parking Area	Open
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. White paint peeling in sections.	Underground Parking Area	Closed
8	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
13	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
14	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	Closed
15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
17	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
19	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
21	The protective material for the lighting fixture is not maintained in a clean condition. Coroded conduit.	Underground Parking Area	Open
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open
23	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Black paint peeling in sections.	Underground Parking Area	Closed
24	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	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.