

MLS Building Audit Program - Details

Property Address : 15 WALMER RD

Legal Description: PLAN 376 PT LOT 8 LOT 9

Roll No. : 1904051010002000000

Building : 15 WALMER RD -- S2002

Report Date : May 11, 2012

Building Audit Date : October 25, 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 286904 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	4-Nov-10	04-FEB-11	88.89%
2	Property Standards	10 288948 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Nov-10	03-FEB-11	100.00%
3	Property Standards	10 288900 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	8-Nov-10	08-FEB-11	63.64%

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 288900 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initial	8-Nov-10	08-FEB-11	23-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) are not maintained in good repair. Namely; spalling concrete on balcony floor slabs.	Balcony	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	East	Closed
3	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed
4	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Parking Area	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
6	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Open
7	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Stairway	Closed
8	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Stairway	Closed
9	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Open
10	Lighting on stairs is provided at less than 10 lux at ground or tread level and at angles and intersections at changes of level.		Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 288948 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Nov-10	03-FEB-11	3-Jan-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
2	The ventilation system or unit is not kept in good repair. Namely; Ventilation duct damaged.	Garage	Closed
3	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
4	The property is not maintained and/or kept clean in accordance with the standards. Namely; storage of materials.	Garage	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Namely; Storage room not kept neat and tidy.	Garage	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. Namely; Oil on floor of parking stall.	Garage	Closed
7	The plumbing system is not kept free from leaks or defects.	Garage	Closed
8	The parking or storage garage is used to keep vehicles and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition.	Garage	Closed
9	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
10	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Garage	Closed
11	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.	Garage	Closed
12	The plumbing system is not kept free from leaks or defects.	Garage	Closed
13	The property is not maintained and/or kept clean in accordance with the standards. Namely; storage room not kept neat and tidy.	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 286904 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	4-Nov-10	04-FEB-11	23-May-12

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair.	1st Floor	Closed
2	Door hardware/devices are not maintained in good repair. Namely; handle set loose.	7th Floor	Closed
3	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	7th Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
5	The electrical receptacle are not maintained in good working order.	9th Floor	Closed
6	Door hardware/devices are not maintained in good repair.	9th Floor	Closed
7	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
8	Floor and/or floor covering not kept in good repair. Namely; 2 tiles damaged.	Basement	Closed
9	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
10	Storage locker door not maintained in good repair.	Basement	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
12	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
13	Immediate action has not been taken to eliminate an unsafe condition. Namely; storage in basement corridor.	Basement	Closed
14	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
15	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
16	The property is not maintained and/or kept clean in accordance with the standards.	Hall	Closed
17	Exit stairs are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	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.	Stairway	Open
22	Exterior door has deteriorated/ineffective weather-proofing.		Closed
23	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely; obsolete fan unit to be removed.		Closed
24	Exterior door has deteriorated/ineffective weather-proofing.		Closed
25	Interior lighting fixtures or lamps are not maintained.		Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
27	The ventilation grills are not regularly cleaned.		Closed

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

Active apartment unit related investigation matters (Property Standards only) :	0
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.**