

**MLS Building Audit Program - Details**

**Property Address :** 170 ERSKINE AVE

Legal Description: PLAN M257 LOT 127 LOT 128 PLAN 756 PT LOT 111

Roll No. : 1904104250024000000

Building : 170 ERSKINE AVE -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** September 11, 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 168622 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Sep-09	23-OCT-09	100.00%
2	Property Standards	09 168518 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-11	09-JUN-11	100.00%
3	Property Standards	09 168643 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-11	09-JUN-11	100.00%
4	Waste	09 168183 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	23-Sep-09	23-OCT-09	N/A**

**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
1	Property Standards	09 168622 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Sep-09	23-OCT-09	26-Oct-09

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Namely: Fluorescent light bulbs missing from electrical fixtures.	1st Underground Parking Level	Closed
2	The electrical fixtures are not maintained in good working order. Namely: Hanging light fixture in ceiling.	Underground Parking Level	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely: Loose Electrical wires hanging. Not secured properly.	Underground Parking Level	Closed
4	The walls in the parking or storage garage are not impervious to water. Namely: Evidence of moisture penetration on walls	Underground Parking Level	Closed
5	The parking or storage garage is used to keep junk or rubbish. Namely: Bicycles, boxes, skids, wheel borrow, car seat, barbeque, chairs, patio slabs and other discarded materials.	Underground Parking Level	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Paint is peeling on the ceiling.	Underground Parking Level	Closed
7	The ceilings in the parking or storage garage are not impervious to water. Namely: Evidence of moisture penetration on the ceiling.	Underground Parking Level	Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Holes and deteriorated concrete on ceiling.	Underground Parking Level	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Cracks in mortar joints on concrete block wall.	Underground Parking Level	Closed
10	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.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 168518 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-11	09-JUN-11	9-Jun-11

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: Spalling bricks on the exterior east side wall of the building.	East Side of Building	Closed
2	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.	East Side of Property	Closed
3	Exterior yard surface and/or similar areas not maintained namely: Lack of suitable ground cover.	East Side of Property	Closed
4	Openings in exterior wall not protected with suitable materials namely: All opening in exterior wall should be protected with a cover plate or suitable materials.	Exterior Of Building	Closed
5	The exterior surface of the building shall be maintained free of stains. Namely: Evidence of rust stains on exterior ventilation grilles. Painting or refinishing is required. Also repair damages grilles.	Exterior Of Building	Substantially Com
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated plaster finish on exterior wall.	Exterior Of Building	Substantially Com
8	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: All loose pieces of lumber and discarded materials on the roof should be removed.	Exterior Of Building	Closed
9	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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, is climbable.	Rear and Front Handrails	Closed
10	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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).	Rear and Front Handrails	Closed
11	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Catwalk and guard is in disrepair.	Roof Of Building	Substantially Com
12	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail on the exterior stairs, that have more than 3 risers and serve more than one dwelling unit, is not provided.	Stairway	Closed
13	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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.	West Side of Building	Substantially Com
14	The storm drain is not being maintained free from defect and/or obstructions. Namely: Missing cover plate in landing area outside of garage side exit door.	West Side of Building	Closed
15	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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).	West Side of Building	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 168643 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-11	09-JUN-11	9-Jun-11

No. of defects contained within the Order : 16

No. of defects that remain outstanding : 0

#### Deficiency Details

No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely coverplates, loose wires.	Boiler Room	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely replace panel doors.	Elevator	Closed
3	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans)	Lobby	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Locker Room	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Locker Room	Closed
7	Extension cords or other extensions are used as a permanent wiring system.	Locker Room	Closed
8	Exterior window(s) with broken/cracked glass.	Stairway	Closed
9	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely where required, as required.	Throughout Building	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely stairway landing, large gap between window and landing.	Throughout Building	Closed
11	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely secure milkboxes where required.	Throughout Building	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely repair as required where required.	Throughout Building	Closed
14	The required guard(s) are not installed/maintained to comply with the City of Toronto Municipal 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.	Throughout Building	Closed
15	The required guard(s) are not installed/maintained to comply with The City of Toronto Municipal 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.	Throughout Building	Substantially Com
16	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Throughout Building	Substantially Com

### 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.**