

MLS Building Audit Program - Details

Property Address : 22 ELKHORN DR

Legal Description: CON 2 EY PT LOT 16

Roll No. : 1908113160056000000

Building : 22 ELKHORN DR

Report Date : May 11, 2012

Building Audit Date : March 16, 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	Fence	09 118809 FEN 00 IV	FENCING INVESTIGATION	Notice Issued	1-Apr-09	29-APR-09	0.00%
9	Property Standards	09 118350 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Apr-09	29-APR-09	93.33%
10	Property Standards	09 118634 PRS 00 IV	PARKING GARAGE.STRUCTURE - DEFECTS	Order Issued	1-Apr-09	29-APR-09	80.00%
11	Property Standards	09 118453 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	12-Sep-11	14-NOV-11	60.00%
12	Waste	09 117482 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	1-Apr-09	29-APR-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
10	Property Standards	09 118634 PRS 00 IV	PARKING GARAGE.STRUCTURE - DEFECTS	Order Issued	1-Apr-09	29-APR-09	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
2	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely spray paint on columns.	Underground Parking Area	Closed
3	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to tires, rims, trailer, garbage.	Underground Parking Area	Closed
4	Adequate electrical outlets have not been installed.	Underground Parking Area	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely remove any unused light fixtures.	Underground Parking Area	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely spots #19 to #22 and #27 to #28.	Underground Parking Area	Substantially Com
9	The walls in the parking or storage garage are not impervious to water.	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	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	09 118350 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Apr-09	29-APR-09	31-Aug-11

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely replace non-skid strips.	1st Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely vent missing grill.	Boiler Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely active leak in wall.	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition.	Boiler Room	Closed
5	The electrical connections are not maintained in a safe and complete condition.	Boiler Room	Closed
6	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely boiler room Front Door.	Boiler Room	Closed
7	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely no grill covering sub-pump area.	Boiler Room	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing baseboards.	Hall	Substantially Com
9	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely missing cabinet door.	Laundry Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plates. All connections must be fixed into wall not on laundry room floor.	Laundry Room	Closed
11	The electrical switches are not maintained in a safe and complete condition. Namely Bell closet in Locker room needs cover to secure it.	Locker Room	Open
12	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Substantially Com
13	The electrical fixtures are not maintained in a safe and complete condition. Namely cap all outlets with no fixture attached.	Throughout Building	Substantially Com
14	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean carpets.	Throughout Building	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely replace all missing drain covers in all areas.	Throughout Building	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely any holes in walls in Hallways.	Throughout Building	Closed
17	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely Hallways, Laundry rooms, Storage Rooms ect. Including broken tiles in Laundry rooms. Where required.	Throughout Building	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely Hallways, laundry room, storage rooms, Boiler Room ect. Where required.	Throughout Building	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair any holes in ceiling.	Throughout Building	Closed
20	The ventilation system or unit is not regularly cleaned. Namely clean vents in all areas (storage rooms, laundry rooms ect).	Throughout Building	Closed
21	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Substantially Com
22		Throughout Building	Closed
23	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean out vents.	Throughout Building	Closed
24	Laundry room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely replace missing or damaged vent covers.	Throughout Building	Closed

25	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean out all storage rooms.	Throughout Building	Closed
26	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint all unit doors where required.	Throughout Building	Closed
27	The electrical fixtures are not maintained in good working order. Namely replace damaged or broken light fixtures.	Throughout Building	Closed
28	The electrical connections are not maintained in a safe and complete condition. Namely replace all broken or damaged coverplates.	Throughout Building	Closed
29	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrails on both sides of the ramp/stairs that are 1100mm (43 inches) in width or greater, are not provided.	Throughout Building	Open
30	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely maintain all system doors are self- closing self- latching.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
11	Property Standards	09 118453 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	12-Sep-11	14-NOV-11	

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **12**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Carport	Closed
2	Exterior steps not maintained. Namely units with patios.	Exterior	Open
3	Exterior walkway not maintained.	Exterior	Substantially Com
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely underground garage	Exterior	Closed
5	Exterior garbage containment area not screened.	Exterior	Closed
6	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Substantially Com
7	Exterior lighting fixtures or lamps have not been installed. Namely no exterior light fixtures on patios.	Exterior	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely missing bricks, bricks missing mortar and spalling bricks.	Exterior Of Building	Open
9	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 a clean and/or sanitary condition. Namely balconies used as storage not clean and orderly.	Exterior Of Building	Substantially Com
10	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 Balconies cracked or missing concrete.	Exterior Of Building	Open
11	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely several vents not grated.	Exterior Of Building	Closed
12	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely cracks, holes and peeling paint.	Exterior Of Building	Open
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely peeling and deteriorated paint on balconies and walls.	Exterior Of Building	Open
14	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely A/C units, and flower pots.	Exterior Of Building	Closed
15	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair. Namely satellite dishes attached to the building.	Exterior Of Building	Substantially Com
16	Window well(s) are not protected so as to afford safe passage.	Exterior Of Building	Closed
17	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres).	Exterior Of Building	Open
18	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior Of Building	Closed
19	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Open
20	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely stairs from underground parking enclosure.	Exterior Of Building	Closed
21	The retaining wall is not being maintained in good repair.	Front Yard	Closed
22	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Parking Area	Closed
23	The retaining wall is not being maintained in good repair.	Rear Yard	Open
24	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely doors to service rooms.	Roof Of Building	Closed

25	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely antenna on roof not secured.	Roof Of Building	Closed
26	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.	Throughout Building	Open
27	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely roof flashing rusty, bent and lifting.	Throughout Property	Open
28	The basement, cellar or crawl space of the building or structure are not being maintained in good repair.	Throughout Property	Open
29	The roof or one of its components is not weather tight.	Throughout Property	Closed
30	The exterior walls and their components are not being maintained in good repair. Namely missing vent covers. Must be replaced where required.	Throughout Property	Open

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.**