

**MLS Building Audit Program - Details**

**Property Address : 25 MARTHA EATON WAY**

Legal Description: CON 4 WY PT LOT 3 TO 4

Roll No. : 1908022060001500000

Building : **25 MARTHA EATON WAY -- W1203**

Report Date : **May 11, 2012**

Building Audit Date : **March 30, 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 158119 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	8-Apr-11	03-JUL-12	0.00%
2	Property Standards	11 163043 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Apr-11	29-AUG-11	100.00%
3	Property Standards	11 163227 PRS 00 IV	REPORT ORDERS - WINDOW AIR CONDITIONERS	Expiry Date Extended	8-Apr-11	03-JUL-12	N/A**
4	Property Standards	11 163231 PRS 00 IV	REPORT ORDERS - WATER PENETRATION - 2ND LEVEL UNDERGROUND PARKING GARAGE	Expiry Date Extended	8-Apr-11	03-JUL-12	N/A**
5	Property Standards	11 164341 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	8-Apr-11	03-JUL-12	0.00%
6	Property Standards	11 164431 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	8-Apr-11	03-JUL-12	0.00%

**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
5	Property Standards	11 164341 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	8-Apr-11	03-JUL-12	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Specifically pot holes on the driving surfaces	Driveway	Open
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Specifically pot holes in the exterior parking spots	Parking Area	Open
3	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Specifically broken and mis aligned concrete paving stones beside the poured concrete walkway	Parking Area	Open
4	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. Specifically airbourne litter such as plastic bags trapped in branches of trees	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 163043 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Apr-11	29-AUG-11	29-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
3	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely : Door is covered with primer paint.	Basement	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 164431 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extension	8-Apr-11	03-JUL-12	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not impervious to water. Specifically water penetration by stall #48	2nd Parking Level	Open
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically, minor paint deterioration throughout the parking garage	Underground Parking Area	Open
3	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically column paint require refurbishing various locations throughout the parking garage	Underground Parking Area	Open
4	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Specifically panic hardware is not installed on these doors [safe exit doors]	Underground Parking Area	Open
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically pot-holes in concrete by parking stall 113,103,62,17 and other locations	Underground Parking Area	Open
6	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall paint [white and black] requires refreshing in various location throughout the parking garage.	Underground Parking Area	Open
7	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically concrete spalling/delaminating by parking stall 121, bulkhead by 67 & 117; ramp from P1 to P2;	Underground Parking Area	Open
9	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 Alert Signs required	Underground Parking Area	Open
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically spalling concrete by parking stall 127,105,110-112,54,151 and other locations	Underground Parking Area	Open
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically pot-holes in concrete by parking stall 61 and other locations	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 158119 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	8-Apr-11	03-JUL-12	29-Jun-12

No. of defects contained within the Order : **53**

No. of defects that remain outstanding : **53**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: blue exit door.	1/F Hallway (Blue)	Open
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: in stairway.	1/F Hallway (Green)	Open
3	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: green exit door.	1/F Hallway (Green)	Open
4	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	1/F Hallway (Red)	Open
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	1/F Lobby	Open
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Moving Room	Open
7	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	1/F Moving Room	Open
8	Interior lighting fixtures or lamps are not maintained in good working order.	1/F Security Room	Open
9	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: baseboard missing.	1/F Stairway (Red)	Open
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F WHMIS Room	Open
11	Floor and/or floor covering not kept in a clean condition and not kept free from stains. Namely: by Apt 1014.	10/F Hallway (Red)	Open
12	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	14/F Hallway (Red)	Open
13	Floor and/or floor covering not kept in a clean and sanitary condition.	15/F Hallway (Green)	Open
14	Floor and/or floor covering not kept in a clean condition and not kept free from stains.	15/F Hallway (Red)	Open
15	The electrical connections are not maintained in a safe and complete condition. Namely: wires not terminated properly.	16/F Hallway (Red)	Open
16	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	18/F Hallway (Red)	Open
17	The electrical connections are not maintained in a safe and complete condition. Namely: wires not terminated properly.	19/F Hallway (Blue)	Open
18	The electrical receptacle is not maintained in good working order. Namely: receptacle not secured near Apt 1905.	19/F Hallway (Green)	Open
19	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Apt 213 door.	2/F Hallway (Red)	Open
20	Previously finished wall(s) have marks, graffiti, painted slogans and/or other defacements.	2/F to 3/F Stairway (Blue)	Open
21	Floor and/or floor covering not kept in a clean and sanitary condition	20/F Hallway (Red)	Open
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	20/F Stairway (Blue)	Open
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	20/F Stairway (Red)	Open
24	Lighting fixture or lamp is not maintained in good working order.	22/F Garbage Room	Open

25	The electrical receptacle is not maintained in good working order. Namely: receptacle not secured near Apt 2207.	22/F Hallway (Blue)	Open
26	Previously finished wall(s) have marks, graffiti, painted slogans and/or other defacements.	3/F to 4/F Stairway (Red)	Open
27	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: red exit door.	4/F Hallway (Red)	Open
28	Floor and/or floor covering not kept in a clean and sanitary condition	4/F to 5/F Stairway (Green)	Open
29	Floor and/or floor covering not kept in a clean and sanitary condition	5/F to 6/F Stairway (Green)	Open
30	Interior lighting fixtures or lamps are not maintained in good working order.	6/F Garbage Room	Open
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: by Apt 705.	7/F Hallway (Green)	Open
32	The protective material for the lighting fixture is not maintained in a clean condition. Namely: by Apt 703.	7/F Hallway (Green)	Open
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: by Apt 712 and 713.	7/F Hallway (Red)	Open
34	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Apt 812 door.	8/F Hallway (Red)	Open
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: baseboard not secured near garbage room.	9/F Hallway (Blue)	Open
36	Floor and/or floor covering not kept in a clean condition and not kept free from stains. Namely: by Apt 905.	9/F Hallway (Green)	Open
37	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Apt 905 door.	9/F Hallway (Green)	Open
38	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	9/F Hallway (Red)	Open
39	Handrails on both sides of stair 1,100mm in width or more not provided.	Basement to 1/F Centre Stairway	Open
40	Previously finished surface (ceiling) have marks, stains, painted slogans and/or other defacements.	Basement to 1/F Centre Stairway	Open
41	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: stairs, risers, threads and landings.	Basement to 1/F Centre Stairway	Open
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Rooms	Open
43	Floor and/or floor covering not kept in a clean condition and not kept free from rubbish.	Hallway Service Closets	Open
44	The ventilation system (vent grilles) is not kept in good repair.	Hallways	Open
45	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mats at Apt 2406, 2403, 2104, 1903, 1806, 1804, 1803, 1702, 1010, 1009, 1008, 1007, 1003, 910, 603, 310, 307, 302, 210, 206, 204, 203, etc.	Hallways	Open
46	Ceiling not maintained clean. Namely: by ventilation system.	Hallways	Open
47	The ventilation system (vent grilles) is not regularly cleaned.	Hallways	Open
48	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: section of hallway near stairway exit.	Hallways	Open
49	Adequate ventilation has not been provided.	Hallways	Open
50	The protective material for the lighting fixture is not maintained in a clean condition. Namely: by garbage room.	PH Hallway (Blue)	Open
51	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	Stairways	Open
52	The ventilation system (vent grilles) is not regularly cleaned.	Stairways	Open
53	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: stairs, risers, threads and landings.	Stairways	Open

### 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.**