

**MLS Building Audit Program - Details**

**Property Address :** 57 RAWLINSON AVE

Legal Description: PLAN 639 PT LOT 24 PT LOT 25 PT LOT 26

Roll No. : 1904104040006000000

Building : 57 RAWLINSON AVE -- S2201 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** March 15, 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 145311 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	19-SEP-11	100.00%
2	Property Standards	11 145472 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	30-NOV-11	100.00%

**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
1	Property Standards	11 145311 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	19-SEP-11	20-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Substantially Com
2	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Closed
3	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
4	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
6	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Throughout Building	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
8	Immediate action has not been taken to eliminate an unsafe condition. Namely; storage in isle or room not intend to be used for storage.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 145472 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	30-NOV-11	19-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rusted balcony guards, need to re-painted.	Building	Closed
2	Exterior window(s) with broken/cracked glass.	Building	Closed
3	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 concrete delamination and exposed re-bars on balcony slabs	Exterior	Closed
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair namely rusted guards/posts.	Exterior	Closed
5	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters and to include installation window air conditioner units.	Exterior	Closed
6	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres to include installation of window air conditioner unit.	Exterior	Closed
7	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior	Closed
8	The exterior walls and their components are not being maintained in a weather tight condition namely loose brick.	Exterior	Closed
9	The exterior walls and their components are not being maintained in good repair namely spalling brick.	Exterior	Closed
10	Exterior window not maintained weather-tight, namely rusted window frame.	Exterior Of Building	Closed
11	Exterior walkway not maintained namely cracks and holes.	Roof Of Building	Closed
12	The roof or one of its components is not weather tight, namely paint deterioration on room flashing.	Roof Of Building	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.**