

**MLS Building Audit Program - Details**

**Property Address : 21 TICHESTER RD**

Legal Description: PLAN 2600 LOTS 20 TO 24 PT LOUNSMOUNT DR & 1 FT RES

Roll No. : 1914011030009000000

Building : **21 TICHESTER RD**

**Report Date : January 17, 2020**

**Building Audit Date : January 18, 2012**

**\*\* 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 January 17, 2020

**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	12 108327 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jan-12	27-JUN-12	100.00%
3	Property Standards	12 108337 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jan-12	26-MAR-12	100.00%
4	Property Standards	12 108481 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Jan-12	26-MAR-12	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	12 108327 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jan-12	27-JUN-12	28-Jun-12

No. of defects contained within the Order : **6**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated.	Balcony	Closed
2	Paint peeling and deteriorated.	Front	Closed
3	Concrete sidewalls are cracked in areas.	Ramp	Closed
4	Paint peeling and deteriorated.	Ramp	Closed
5	Paint peeling and deteriorated.	Rear	Closed
6	Paint on security bars deteriorated. Rust evident.	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	12 108481 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Jan-12	26-MAR-12	27-Mar-12

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Garage ceiling requires paint.	Underground Parking Area	Closed
3	The parking or storage garage columns painted surface is not maintained in a state of good repair. Columns require paint.	Underground Parking Area	Closed
4	The parking or storage garage walls painted surface is not maintained in a state of good repair. Garage walls require paint.	Underground Parking Area	Closed
5	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. Safe exit door requires new paint.	Underground Parking Area	Closed
6	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down. Safe exit sign on door is broken.	Underground Parking Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 108337 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jan-12	26-MAR-12	27-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Numerous corridor ceilings are not smooth and have areas where the finish has peeled off.	Interior of Building	Closed
2	The storage room opposite apt 1101 has damaged plaster.	Interior of Building	Closed
3	The height of the guards in the east and west stairwell are less than 1,070 millimetres around landings.	Interior of Building	Closed
4	The height of the guard at the 2nd floor landing in the east and west stairwell is less than 1,070 mm high.	Interior of Building	Closed
5	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.	Interior of Building	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Closed
7	The carpet at apt 1201 is loose.	Interior of Building	Closed
8	Numerous corridor walls have damaged plaster and require paint where repairs were made.	Interior of Building	Closed
9	Stairwell walls have cracks, broken plaster and require paint.	Interior of Building	Closed
10	East stairwell wall to boiler room has damaged plaster.	Interior of Building	Closed
11	The 4th floor east stairwell has broken step	Interior 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.**