

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 : January 17, 2020

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 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 | Fence | 09 118809 FEN 00 IV | FENCING INVESTIGATION | Closed | 1-Apr-09 | 29-APR-09 | 100.00% |
| 9 | Property Standards | 09 118350 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Apr-09 | 29-APR-09 | 100.00% |
| 10 | Property Standards | 09 118634 PRS 00 IV | PARKING GARAGE.STRUCTURE - DEFECTS | Closed | 1-Apr-09 | 29-APR-09 | 100.00% |
| 11 | Property Standards | 09 118453 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 12-Sep-11 | 14-NOV-11 | 100.00% |
| 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 | Closed | 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 | Closed |
| 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 Co |
| 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 | Closed |

| 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 | Closed | 1-Apr-09 | 29-APR-09 | 31-Aug-11 |

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

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

| 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 Co |
| 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 | Closed |
| 12 | Extension cords or other extensions are used as a permanent wiring system. | Storage Room | Substantially Co |
| 13 | The electrical fixtures are not maintained in a safe and complete condition. Namely cap all outlets with no fixture attached. | Throughout Building | Substantially Co |
| 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 Co |
| 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 |

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|----|--|---------------------|------------------|
| 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 | Substantially Co |
| 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 | Closed | 12-Sep-11 | 14-NOV-11 | 31-Dec-12 |

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

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

| 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 | Substantially Co |
| 3 | Exterior walkway not maintained. | Exterior | Substantially Co |
| 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 Co |
| 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 | Substantially Co |
| 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 Co |
| 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 | Closed |
| 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 | Closed |
| 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 | Closed |
| 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 Co |
| 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 | Substantially Co |
| 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 | Closed |
| 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 | Closed |
| 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 |

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|----|--|---------------------|--------|
| 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 | Closed |
| 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 | Closed |
| 28 | The basement, cellar or crawl space of the building or structure are not being maintained in good repair. | Throughout Property | Closed |
| 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 | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**