

MLS Building Audit Program - Details

Property Address : 25 ECCLESTON DR

Legal Description: PLAN M735 LOT 6

Roll No. : 1908121220002000000

Building : **25 ECCLESTON DR**

Report Date : January 17, 2020

Building Audit Date : September 16, 2013

**** 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	13 237005 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-13	26-MAR-14	100.00%
2	Property Standards	13 237203 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-13	26-MAR-14	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	13 237005 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-13	26-MAR-14	30-Dec-14

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.	Electrical Room	Closed
2	Driveway(s) and/or similar areas not maintained. Namely; damaged curbing	Exterior	Substantially Co
3	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.	Exterior	Closed
4	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Exterior Of Building	Closed
5	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects.	Exterior Of Building	Closed
6	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
7	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair. Namely; tuck pointing required.	Exterior Of Building	Closed
10	The balcony, fire escape or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely; remove all objects over hanging balconies.	Exterior Of Building	Closed
11	The roof or one of its components is not weather tight. Namely; cladding missing	Exterior Of Building	Closed
12	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; handrails and guards	Exterior Of Building	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; garage doors where required	Garage	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Garage Area	Substantially Co
16	The exterior columns and their components are not being maintained in good repair.	Garage Area	Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; trim around garage doors where required	Garage Area	Closed
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
19	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
20	Exterior window missing.	Garage Area	Closed
21	Extension cords or other extensions are used as a permanent wiring system.	Garage Area	Closed
22	The parking or storage garage is used to keep junk or rubbish.	Garage Area	Closed
23	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.	Throughout Building	Closed

24	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 237203 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-13	26-MAR-14	31-Mar-15

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	4th Floor	Closed
2	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
3	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Boiler Room	Closed
4	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.	Boiler Room	Substantially Co
5	The floor drain is not maintained in good repair, namely missing drain cover.	Boiler Room	Closed
6	The electrical connections are not maintained in good repair, namely open and unsecured wires.	Boiler Room	Closed
7	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.	Boiler Room	Substantially Co
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, and is not imperviuos to water.	Boiler Room	Substantially Co
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
12	Communication system identifies the tenant by unit number.	Front	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
14	Lighting in a service room is provided at less than 200 lux.	Meter Room	Closed
15	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Meter Room	Closed
16	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or unsecured elevator control panel doors.	Roof Of Building	Closed
17	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Closed
18	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
19	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Roof Of Building	Closed
20	The roof or one of its component is not free from leaks.	Roof Of Building	Closed
21	Roof drainage not discharging directly into the building drain, causing excessive ponding water.	Roof Of Building	Closed
22	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.	Roof Of Building	Substantially Co
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Substantially Co
24	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
25	Extension cords or other extensions are used as a permanent wiring system, to include receptacle splitters, at light fixtures.	Throughout Building	Closed
26	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
27	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.	Throughout Building	Closed

28	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 or top of heating/radiator unit, if present.	Throughout Building	Closed
29	Wall(s) and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
30	The property is not maintained and/or kept clean in accordance with the standards, namely all items and storage in decommissioned disposal/incinerator rooms.	Throughout Building	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co

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.**