

MLS Building Audit Program - Details

Property Address : 2877 A ELLESMERE RD

Legal Description: CON 1 PT LOT 13

Roll No. : 1901084010004000000

Building : 2877 A ELLESMERE RD

Report Date : January 17, 2020

Building Audit Date : November 06, 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 263077 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Nov-13	14-MAY-14	100.00%
2	Property Standards	13 265519 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Nov-13	19-MAY-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 263077 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Nov-13	14-MAY-14	30-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely secure wires to building.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely repaint roof flashing.	Exterior Of 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 is not maintained in good repair. Namely missing cinder block under balcony.	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely repair Stucco damage.	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely spalling brick.	Exterior Of Building	Closed
6	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Closed
7	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely ripped or damaged screens.	Exterior Of Building	Closed
8	Exterior garbage containment area not screened.	Exterior Of Building	Closed
9	Exterior walkway not maintained. Namely repair and replace missing interlocking stone.	Exterior Of Building	Closed
10	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Closed
11	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the 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	13 265519 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Nov-13	19-MAY-14	15-Apr-16

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
2	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 lights on timer.	Throughout Building	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, namely space below bottom horizontal.		Closed
4	Lighting in a storage room is provided at less than 50 lux.		Closed
5	Lighting in a service room is provided at less than 200 lux.		Closed
6	Walls and ceilings constructed for the purpose of separation is not of a gas tight construction.		Closed
7	The electrical fixtures are not maintained in good working order, namely missing lens covers.		Closed
8	The electrical receptacle are not maintained in good working order, namely abandoned wires		Closed
9	The electrical receptacle are not maintained in good working order.		Closed
10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, namely doors and frames.		Closed
11	The floor and every appurtenance, surface cover and finish is not maintained.		Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Substantially Co
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing access hatch.		Closed
14	The electrical fixtures are not maintained in good working order, namely clean.		Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Closed
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.		Closed
17	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.		Closed
18	The floor and every appurtenance, surface cover and finish is not maintained, namely fraying carpet.		Substantially Co
19	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closers.		Closed
20	The plumbing system is not kept in good working order, namely missing floor drain covers.		Closed
21	The plumbing system is not kept free from leaks or defects.		Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely water penetration.		Closed
24	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.		Closed
25	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. The guard cannot have any openings greater than 100 millimetres or any climbable members between 140 and 900 millimetres.		Closed

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.**