

MLS Building Audit Program - Details

Property Address : 48 ECCLESTON DR

Legal Description: PLAN M735 LOT 1

Roll No. : 1908121480325000000

Building : 48 ECCLESTON DR

Report Date : January 11, 2019

Building Audit Date : November 24, 2016

** 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 11, 2019

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	16 256762 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	100.00%
2	Property Standards	16 257803 PRS 00 IV		Closed	2-Dec-16	04-JUL-17	100.00%
3	Property Standards	16 257806 PRS 00 IV		Closed	2-Dec-16	12-JUN-17	100.00%
4	Property Standards	16 258269 PRS 00 IV		Closed	2-Dec-16	16-JAN-17	100.00%
5	Property Standards	16 258272 PRS 00 IV		Closed	2-Dec-16	06-JAN-17	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	16 256762 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	3-Mar-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass. Namely, unit #101	1st Floor	Closed
2	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 Owner/Property Manager, 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. Namely but not limited to unit # 204, 205, 304, 305, 306, 307, 315, 316, 401, 403, 407 and 417	Exterior Of Building	Closed
3	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 but not limited to ripped screen unit # 214, 411, 412 and 2nd floor east exit stairs landing.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 258272 PRS 00 IV		Closed	2-Dec-16	06-JAN-17	10-Jan-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The surface of a window is not kept reasonably clean. Namely, dirt and debris on window ledge.	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, stain on carpet near unit #417	Hall	Closed
3	The ventilation system or unit is not regularly cleaned.	Hall	Closed
4	The lighting fixture is not maintained in a clean condition.	Hall	Closed
5	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely, dirt and debris behind washer and dryer.	Laundry Room	Closed
6	The ventilation system or unit is not regularly cleaned. Namely, dirty ventilation cover.	Storage Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 257803 PRS 00 IV		Closed	2-Dec-16	04-JUL-17	24-Nov-17

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 guards and peeling paint on balcony panels.	Balcony	Closed
2	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 but not limited to: Peeling paint and deteriorated concrete	Balcony	Closed
3	The roof or one of its component is not free from leaks.	Canopy	Closed
4	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 but not limited to: Peeling paint on canopies and downpipes (both exterior canopies).	Canopy	Closed
5	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely, missing downpipes on both exterior canopies	Canopy	Closed
6	Driveway(s) and/or similar areas not maintained. Namely but not limited to deteriorated asphalt around drain close to parking spot #39	Driveway	Closed
7	Exterior garbage containment area not screened.	Garbage	Closed
8	Parking space(s) and/or similar areas not maintained.	Parking Area	Closed
9	The roof or one of it's components is not free from dangerous accumulations of ice and/or snow. Namely, pooling of water	Roof Of Building	Closed
10	Exterior window(s) with broken/cracked glass. Namely, elevator room window	Roof Of Building	Closed
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely, Rusted ventilation cover.	Roof Of Building	Closed
12	The chimney is not maintained in good repair and/or free from defects. Namely, deteriorated concrete at top of chimney.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 258269 PRS 00 IV		Closed	2-Dec-16	16-JAN-17	7-Mar-17

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely, damaged emergency light fixture.	2nd Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, hole in ceiling near unit #412 and 404	4th Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, missing light covers.	Hall	Closed
4	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely, peeling paint elevator door frame.	Lobby	Closed
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
6	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
7	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.	Lobby	Closed
8	Previously finished surface in the public area of the property is not maintained in good repair. Namely, peeling paint	Office/Storage	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely, peeling paint	Office/storage	Closed
10	The electrical receptacle are not maintained in good working order. Namely, electrical receptacle not secured to wall.	Roof Of Building	Closed
11	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely, storage of debris (door) on the roof.	Roof Of Building	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely missing light covers	Stairway	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Excess storage of appliances in storage/locker rooms	Storage Room	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely debris removal to included storage of appliances.	Storage Room	Closed
15	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Storage Room	Closed
16	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, missing locker door (unit# 35)	Storage Room	Closed
17	Interior lighting fixtures or lamps are not maintained.	Storage Room	Closed
18	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely, broken ventilation cover	Storage Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 257806 PRS 00 IV		Closed	2-Dec-16	12-JUN-17	21-Jul-17

No. of defects contained within the Order : **28**

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.	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, dirt and debris stored in boiler room.	Boiler Room	Closed
3	The floor drain is not maintained in good repair. Namely, missing drain cover	Boiler Room	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
6	Exterior window(s) with broken/cracked glass.	Boiler Room	Closed
7	Interior door not maintained in good repair. Namely, hole in second door	Electrical Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
9	Floor and/or floor covering not kept free from debris.	Electrical Room	Closed
10	The electrical receptacle are not maintained in good working order. Namely, missing light switch cover.	Electrical Room	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, storage of appliances in service room.	Electrical Room(s)	Closed
12	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.	Hall	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, damaged or stained ceiling tiles.	Hall	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, deteriorated wall around window and door.	Laundry Room	Closed
15	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
16	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.	Stairway	Closed
17	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely, rusted and deteriorated stair nosing	Stairway - 1st Floor to 2nd Floor - Centre	Closed
18	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely, rusted and deteriorated stair nosing	Stairway - 1st Floor to 2nd Floor - Rear	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
22	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
23	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
24	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
25	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
26	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
27	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	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.**