

MLS Building Audit Program - Details

Property Address : 93 COE HILL DR

Legal Description: PLAN M663 PT LOT 26 TO 28 PT LOT 59 TO 61 WITH & SUBJ

Roll No. : 1904011170014000000

Building : **93 COE HILL DR**

Report Date : **January 18, 2019**

Building Audit Date : **April 23, 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 18, 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	13 155977 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-13	26-MAY-15	100.00%
2	Property Standards	13 156010 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-13	25-JUL-13	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 155977 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-13	26-MAY-15	21-Sep-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Glass panels cracked.	Balcony	Closed
2	Paint peeling, rust evident.	Balcony	Closed
3	Paint deteriorated.	Balcony	Closed
4	Paint deteriorated.	Building	Closed
5	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Front	Closed
6	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Front	Closed
7	Section of fascia pulled loose.	Rear	Closed
8	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.	South Side of Building	Closed
9	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.	South Side of Building	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	South Side of Building	Closed
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	South Side of Building	Closed
12	Area of concrete damaged and eteriorated.	South Side of Property	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 156010 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-13	25-JUL-13	26-Jul-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The door for storage room near apt 306 is not provided with door hardware	Interior of Building	Closed
2	The ceiling in main lobby has paint peeling	Interior of Building	Closed
3	The laundry room ceiling has paint peeling	Interior of Building	Closed
4	The basement ceiling has paint peeling	Interior of Building	Closed
5	The basement storage room near the elevator has holes in the ceiling	Interior of Building	Closed
6	Electrical room ceiling has holes.	Interior of Building	Closed
7	The boiler room ceiling has holes	Interior of Building	Closed
8	Basement ceiling has missing access panel covers.	Interior of Building	Closed
9	Lighting in boiler room is provided at less than 200 lux.	Interior of Building	Closed
10	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Interior of Building	Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Interior of Building	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
13	Basement wall around door to garage has broken finish	Interior of Building	Closed
14	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.	Interior of Building	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.**