

MLS Building Audit Program - Details

Property Address : 15 TANGREEN CRT

Legal Description: PLAN 6955 BLK U PT BLK V

Roll No. : 1908073970009000000

Building : 15 TANGREEN CRT -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 23, 2010

**** 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 May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
6	Property Standards	10 122662 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Mar-10	01-JUN-10	100.00%
7	Property Standards	10 122641 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Mar-10	07-JUN-10	100.00%
8	Property Standards	10 123699 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Mar-10	07-JUN-10	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
8	Property Standards	10 123699 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Mar-10	07-JUN-10	23-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
2	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Substantially Com
3	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. The entire exterior yard.	Exterior Of Building	Closed
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely fence by garbage area.	Exterior Of Building	Substantially Com
5	The number of garbage receptacles supplied is insufficient.	Exterior Of Building	Closed
6	Exterior garbage containment area not screened.	Exterior Of Building	Substantially Com
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Exterior Of Building	Closed
8	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Walkways to the rear of building are a trip hazard.	Exterior Of Building	Substantially Com
9	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
10	Exterior door does not prevent the entry of vermin, rodents and/or insects.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 122662 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Mar-10	01-JUN-10	30-May-12

No. of defects contained within the Order : **27**

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 impervious to water.	Underground Parking Area	Closed
2	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
3	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks where required..	Underground Parking Area	Closed
4	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
5	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required..	Underground Parking Area	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required..	Underground Parking Area	Closed
7	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
9	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
10	The electrical switches are not maintained in a safe and complete condition. Namely loose wires.	Underground Parking Area	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely; Missing cover plates.	Underground Parking Area	Closed
12	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The floor drain is not maintained in good repair. Namely; missing drain covers	Underground Parking Area	Closed
14	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
15	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
16	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
17	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
18	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
19	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Substantially Com
20	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks where required.	Underground Parking Area	Closed
21	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
22	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required..	Underground Parking Area	Closed
23	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required..	Underground Parking Area	Closed
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times Namely: broken grill.	Underground Parking Area	Closed

25	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
26	Required guards and handrails do not prevent the passage of a sphere having a diameter more than 100 millimetres, namely gap at bottom.	Underground Parking Area	Closed
27	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 122641 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Mar-10	07-JUN-10	6-Jan-12

No. of defects contained within the Order : **33**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely exterior exit door puchbar missing.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely replace carpet @ #1212.	12th Floor	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all Locker rooms of debris.	Basement	Closed
5	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	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove debris from floors.	Boiler Room	Closed
7	The electrical connections are not maintained in a safe and complete condition.	Boiler Room	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincovers.	Boiler Room	Substantially Com
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely remove hangers from the ceiling that are unused.	Boiler Room	Closed
11	Garbage and/or refuse is not being stored in receptacles.	Building	Closed
12	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
13	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Elevator	Closed
16	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.	Elevator	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely replace cabinet doors.t	Elevator	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely paint interior doors of garbage chute room inside and out where required.	Garbage Room	Closed
19	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
20	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely Laundry room sink cabinets, door off hinges.	Laundry Room	Closed
21	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely replace all broken light fixtures.	Throughout Building	Closed
22	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely stairwell handrails need to be cleaned.	Throughout Building	Closed
23	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Closed
24	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely all stairwells must be painted.	Throughout Building	Closed

25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint and plaster where required.	Throughout Building	Closed
26	The ventilation system or unit is not regularly cleaned. Namely all rooms including but not limited to Garbage Chute rooms, Hallways, Locker rooms ect	Throughout Building	Substantially Com
27	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
28	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
29	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely repair tiles in garbage chute.	Throughout Building	Closed
30	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely hallway doors not self-closing self-latching.	Throughout Building	Closed
31	Previously finished surface in the public area of the property is not maintained in good repair. Namely replace all water logged ceiling tiles where required.	Throughout Building	Closed
32	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. All walls including locker rooms, Boiler rooms, Meter rooms ect.	Throughout Building	Substantially Com
33	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely repair all systems to self-close self-latch. Where required.	Throughout 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.**