

**MLS Building Audit Program - Details**

**Property Address :** 18 PANORAMA CRT

Legal Description: CON A FTH PT LOTS 36 & 37 RP 66R5889 PART 3 RP 66R10545 PAR

Roll No. : 1919043210095500000

Building : 18 PANORAMA CRT -- W0104 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** April 19, 2011

**\*\* 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
1	Property Standards	11 179205 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Apr-11	15-JUL-11	100.00%
2	Property Standards	11 179406 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-11	15-JUL-11	100.00%
4	Property Standards	11 180038 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Apr-11	30-MAR-12	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
2	Property Standards	11 179406 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-11	15-JUL-11	18-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior rear wall of building has loose cable wires.	Exterior Of Building	Closed
2	Exterior window with broken/cracked glass.The window on 3rd floor of front wall has broken glass.	Exterior Of Building	Closed
3	The brick walls around trees in side yard have broken concrete	Side Of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 179205 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Apr-11	15-JUL-11	18-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Small safe exit signs point to non safe exit doors. Signs should point to doors that lead directly outside.	Garage	Closed
2	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Garage contains unlicensed/inoperative vehicles with flat tires.	Garage	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. The ceiling from P1 to P2 ramp has paint peeling.	Garage	Closed
4	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. The doors that lead into the building are not safe exit doors and should not be painted green.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 180038 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Apr-11	30-MAR-12	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Carpeting torn.	2nd Floor	Closed
2	Smoke ejector door does not open fully.	2nd Floor	Closed
3	Carpeting torn.	3rd Floor	Closed
4	Stone trim on top of marble wall section. Piece of trim missing.	10th Floor	Closed
5	Electrical outlet scorched and burned.	16th Floor	Closed
6	Hole in wall by electrical outlet.	17th Floor	Closed
7	Paint deteriorated on walls and ceiling.	Basement	Closed
8	Plaster damage on walls.	Basement	Closed
9	Plaster damage on walls.	Basement	Closed
10	Tiles stripped from walls.	Basement	Closed
11	Floor dirty, covered in old tile glue.	Basement	Closed
12	Some lights not operating.	Basement	Closed
13	Garbage chute rooms not clear of waste materials.	Hall	Closed
14	Carpeting dirty and stained.	Hall	Closed
15	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
16	Ceiling light covers missing.	Hall	Closed
17	Ceiling light cover broken.	Hall	Closed
18	Doors and door frames. Paint chipped, scratched and marked.	Hall	Closed
19	Wall tiles damaged and missing.	Hall	Closed
20	Communication system identifies the tenant by unit number.	Lobby	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**