

MLS Building Audit Program - Details

Property Address : 5 DUFRESNE CRT

Legal Description: CON 3 E PT LOT 9 PLAN M834 BLK L2 PT BLK L1,M RP R2775 PART

Roll No. : 1908101170005000000

Building : 5 DUFRESNE CRT

Report Date : May 11, 2012

Building Audit Date : November 09, 2009

**** 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
10	Property Standards	09 186938 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Nov-09	18-DEC-09	100.00%
11	Property Standards	09 186960 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Nov-09	18-DEC-09	100.00%
12	Property Standards	09 187057 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Registered on Title	18-Nov-09	18-DEC-09	86.67%

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
12	Property Standards	09 187057 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Registered	18-Nov-09	18-DEC-09	29-Jun-12

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely spalling bricks.	Building	Closed
2	The retaining wall is not being maintained in good repair. Namely retaining wall and curbs not in good repair cracked broken and missing concrete. Must be repainted to match.	Exterior	Closed
3	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely at the front of the building there is a walkway that is mud/dirty.	Exterior	Closed
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely but not limited to openings in fence and posts not stable, fence near visitor parking area.	Exterior	Substantially Com
5	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Exterior	Closed
6	Exterior door is not maintained in good repair. Namely paint all exterior doors as required.	Exterior	Closed
7	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(s) is not maintained in a safe condition. Namely exposed rebar.	Exterior Of Building	Open
8	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Closed
9	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(s) is not maintained in good repair. Namely rusty balcony panels and peeling paint on balcony slabs.	Exterior Of Building	Open
10	The exterior walls and their components are not being maintained in good repair. Namely but not limited to broken and missing tile at the front of the building.	Exterior Of Building	Closed
11	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely but not limited to air conditioners, and satellite dishes.	Exterior Of Building	Substantially Com
12	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely but not limited to concrete stairs near garage exit at the rear of building.	Garage Area	Closed
13	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely remove broom, buckets, loose roof shingles.	Roof Of Building	Closed
14	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 several ripped screens.	Throughout Building	Closed
15	Exterior window(s) with broken/cracked glass. Namely but not limited to front corner of building.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
11	Property Standards	09 186960 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Nov-09	18-DEC-09	27-Apr-12

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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	Closed
2	Exterior Exit Door(s) is not maintained in good repair.	Underground Parking Area	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
4	Owner of land failed to clean and clear refuse that has been thrown, placed, dumped or deposited, including but not limited to; litter, debris, inoperable and/or unlicensed vehicles, and any other materials by their nature of which appear to have been cast aside, discarded or abandoned.	Underground Parking Area	Closed
5	The parking or storage garage ceiling are not painted white. Namely; paint where required.	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
7	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
8	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. Namely; where required	Underground Parking Area	Closed
9	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
10	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
11	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Underground Parking Area	Closed
12	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
13	The plumbing system is not kept in good working order. Namely; missing drain cover and or damaged.	Underground Parking Area	Closed
14	Lighting in a garage is provided at less than 50 lux. Namely; in parking spaces and drive aisle.	Underground Parking Area	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely; missing coverplates	Underground Parking Area	Closed
16	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove old metal hangers from ceiling.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	09 186938 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Nov-09	18-DEC-09	30-Mar-12

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely loose wires above garbage chute.	18th Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely replace missing draincovers.	Boiler Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely remove unused brackets.	Electrical Room	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Elevator	Closed
5	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Elevator	Closed
6	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Including Womens sauna remove markings.	Elevator	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and missing coverplates.	Elevator	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates and loose wires.	Elevator	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely repair ALL garbage chute interior doors that are not fitting into the frame, either bent or lifting out of frames.	Garbage Room	Closed
10	The ventilation system or unit is not regularly cleaned.	Garbage Room	Closed
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Garbage Room	Closed
12	Garbage chute is not maintained in a clean and odour free condition.	Garbage Room	Closed
13	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely chute is not spring loaded and does not latch properly.	Garbage Room	Closed
14	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely repair tap in washroom.	Laundry Room	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely entrance way to roof hole in the wall.	Roof Of Building	Closed
16	Lighting in a storage room is provided at less than 50 lux. Namely no lights in storage rooms.	Storage Room	Substantially Com
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to garbage chute rooms, supply rooms, maintenance room, boiler room and pump room.	Throughout Building	Closed
18	The lighting fixture is not maintained in a clean condition. Namely light fixtures in the basement dirty full of bugs.	Throughout Building	Closed
19	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
20	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Substantially Com
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but limited to Electrical closets, garbage chutes, supply rooms, maintenance rooms, clean out all rooms in building as required.	Throughout Building	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove ALL floor mats.	Throughout Building	Closed
23	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
24	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Throughout Building	Closed

25	Handrail obstructs or creates hazard to pedestrian travel	Throughout Building	Closed
26	Interior lighting fixtures or lamps are not maintained. Namely replace any broken or cracked light fixtures.	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :5
DUFRESNE CRT

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**