

**MLS Building Audit Program - Details**

**Property Address : 5 TANGREEN CRT**

Legal Description: PLAN 6955 BLK W PT BLK V

Roll No. : 1908073970011000000

Building : **5 TANGREEN CRT -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **February 19, 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
1	Property Standards	10 121166 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Feb-10	27-MAY-10	100.00%
2	Property Standards	10 121220 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Feb-10	27-MAY-10	100.00%
5	Property Standards	10 121401 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Feb-10	28-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
1	Property Standards	10 121166 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Feb-10	27-MAY-10	31-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely cardboard.	Garage	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Garage	Closed
3	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage	Closed
4	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
5	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	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.	Garage	Closed
8	The parking or storage garage does not have a designated safe-exit route.	Garage	Closed
9	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.	Garage	Closed
10	The electrical connections are not maintained in good working order, namely missing covers.	Garage	Closed
11	The electrical fixtures are not maintained in good working order, namely missing or burnt out bulb.	Garage	Closed
12	The parking or storage garage pedestrian exit door is secured in an open position, namely damaged door.	Garage	Closed
13	The parking or storage garage is used to keep junk or rubbish, to include delapated vehicles.	Garage	Substantially Com
14	The parking or storage garage ceiling are not painted white.	Garage	Closed
15	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 121401 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Feb-10	28-JUN-10	20-Feb-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 protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely exterior walls.	Exterior	Closed
2	The catchbasin is not being maintained free from defect and/or obstructions, namely damaged and unsecured grates at raised catchbasins.	Exterior	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely damaged chainlink, and support member(s).	Exterior	Substantially Com
4	Exterior walkway not maintained, namely damaged and cracked concrete.	Exterior	Closed
5	Parking space(s) and driveway areas not maintained, namely cracks and potholes.	Exterior	Substantially Com
6	Required handrails does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely gap from stair tread to handrail bottom.	Exterior	Closed
7	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	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 being maintained free from defects and/or hazards, namely loose balcony panel.	Exterior Of Building	Closed
10	Exterior landing not maintained, namely damaged and cracked concrete.	Exterior Of Building	Closed
11	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
12	Required guards and handrails does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely gap at bottom.	Exterior Of Building	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior Of Building	Closed
14	The ventilation system or unit is not kept in good repair , namely damaged ventilation grates.	Exterior Of Building	Closed
15	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Closed
16	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 being maintained free from defects and/or hazards, namely installation of pigeon screens.	Throughout Building	Closed
17	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 clean and/or sanitary condition, namely excessive storage on balconies.	Throughout Building	Substantially Com
18	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Closed
19	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, namely installation of window air conditioning units.	Throughout Building	Closed
20	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.		Closed
21	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.		Closed
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
23	Exterior garbage containment area not screened.		Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings, namely adjacent gas meter causing climbable condition.		Closed

25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection, namely missing and/or damaged lens covers.	Closed
26	The catchbasin is not being maintained free from defect and/or obstructions, namely undue debris at drainage grate area.	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 121220 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Feb-10	27-MAY-10	8-Nov-11

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Main floor vent needs to be properly secured to the wall.	1st Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Defective door panel.	3rd Floor	Substantially Com
3	Garbage chute is not maintained in an adequate condition. Namely: Fire damper is missing on 3rd fl. garbage chute.	3rd Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mat in front of unit 402.	4th Floor	Closed
5	Door hardware/devices are not maintained in good repair. Namely: Letter box cover plate is missing on apartment door.	4th Floor	Closed
6	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is broken.	9th Floor	Substantially Com
7	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated paint/plaster on wall near unit 1608, 1506 & 1507.	16th Floor	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Access door too garage from basement corridor is defective.	Basement	Closed
9	Lighting in a service room is provided at less than 200 lux. Namely: Upgrade lighting in boiler room.	Basement	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely: Upgrade lighting in meter room in basement.	Basement	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Lens covers missing on light fixtures in basement level.	Basement	Closed
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Landing and stair guard openings are greater than 100mm.	Boiler Room	Closed
13	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. Namely: Landing/stair guard on boiler room stairs are climbable.	Boiler Room	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair/replace ventilation louvres (grille) in wall in boiler room. Deteriorated.	Boiler Room	Closed
16	The plumbing system is not kept free from leaks or defects. Namely: Check tanks/pipes for leaks in the boiler room and locker rooms A,B,C & D. Evidence of water leakage.	Boiler Room	Closed
17	Handrail not provided for the interior stairs of the Elevator Service Room, where there are more than two risers.	Elevator Room	Closed
18	The electrical connections are not maintained in a safe and complete condition. Namely: All loose/ hanging electrical wires, not in use should be removed. Also replace all missing electrical cover plates.	Elevator Service Room	Closed
19	Lighting in a service room is provided at less than 200 lux. Namely: Elevator service room, illumination is below the required lighting level. Upgrading is required.	Elevator Service Room	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Accumulation of lint behind dryers in the Laundry room.	Laundry Area	Substantially Com
21	The ventilation system or unit is not regularly cleaned. Namely: Vent in the Laundry room washroom needs cleaning.	Laundry Area	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor drain cover in the locker/boiler rooms need to be properly secured to floor.	Locker Room	Substantially Com
23	Lighting in a storage room is provided at less than 50 lux. Namely: Lighting in Locker room is required to be upgraded to 50 lux.	Locker Room	Closed

24	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Defective wire mesh in Locker Room F. Repair is required.	Locker Room	Substantially Com
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker rooms, where pipes or electrical conduits have penetrated the wall/ceiling, the opening should be filled with concrete/unshrinkable grout.	Locker Room	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated paint and plaster finish on the walls of the stairways.	Stairways	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Garbage disposal rooms, where holes have been made in the walls, due to repair to plumbing pipes, repairs are required.	Throughout Building	Substantially Com
28	Wall(s) not maintained clean. Namely: Wall Vents supplying fresh air to the corridors need to be cleaned.	Throughout Building	Closed
29	Exit, public corridor or Stairway is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: Lighting levels in stairways is below the required level of 50Lux.	Throughout Building	Closed
30	Adequate ventilation has not been provided. Namely: Check all wall vents in the corridors, make sure adequate ventilation is being provided.	Throughout Building	Closed
31	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floors in electrical rooms	Throughout Building	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.**