

MLS Building Audit Program - Details

Property Address : 65 WYNFORD HEIGHTS CRES

Legal Description: PLAN M1176 BLK C

Roll No. : 1908101050004000000

Building : 65 WYNFORD HEIGHTS CRES -- N2602

Report Date : May 11, 2012

Building Audit Date : November 08, 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 308328 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Nov-11	16-APR-12	81.40%
2	Property Standards	11 309557 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Nov-11	16-FEB-12	64.71%
3	Property Standards	11 309559 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	18-Nov-11	16-FEB-12	13.33%
4	Property Standards	11 309563 PRS 00 IV	REPORT ORDERS	Closed	18-Nov-11	03-JAN-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
4	Property Standards	11 309563 PRS 00 IV	REPORT ORDERS	Closed	18-Nov-11	03-JAN-12	4-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the structural integrity of the Underground Parking Garage and ceiling of storage / service rooms in the basement. The Report shall clearly indicate the condition of the entire area and repairs required to prevent further deterioration. The Report shall also clearly indicate the methods to be taken to waterproof the parking garage.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 309559 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	18-Nov-11	16-FEB-12	13-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Ramp	Open
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely : Deteriorated concrete	Underground Parking Area	Open
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
5	The parking or storage garage columns painted surface is not maintained in a state of good repair, namely : Black paint at bottom 600 mm.	Underground Parking Area	Open
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
7	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Underground Parking Area	Open
8	The property is not maintained and/or kept clean in accordance with the standards, namely : Metal fixture	Underground Parking Area	Open
9	The plumbing system is not kept in good working order, namely : Deteriorated drain pipe	Underground Parking Area	Open
10	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
11	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
12	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
13	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open

14	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely : Black paint at bottom 600mm.	Underground Parking Area	Open
15	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 309557 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Nov-11	16-FEB-12	13-Jul-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Peeling/stained finish	East	Open
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Entranceway	Closed
3	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	Exterior	Open
4	The grass is not being maintained in a living condition.	Exterior	Open
5	The property has not been repaired in accordance with the standards, namely : Vent grille	Exterior	Closed
6	Exterior walkway not maintained.	Exterior	Open
7	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed
8	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
9	Immediate action has not been taken to eliminate an unsafe condition, namely: Planters on the balcony panel	Exterior Of Building	Closed
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Ramp	Closed
11	The tree stump which is located on the property is dead and has not been removed	South West	Closed
12	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	South West	Closed
13	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects, namely : Peeling paint	South West	Closed
14	The exterior walls and their components are not being maintained in good repair, namely : Deteriorated finish	Stairway	Open
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
16	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, namely : Damaged/cut pickets	West	Closed
17	Driveway(s) and/or similar areas not maintained, namely : Concrete curbs beside the entrance ramp driveway	West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 308328 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Nov-11	16-APR-12	17-Jul-12

No. of defects contained within the Order : **43**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: 2nd floor east stairway. Missing non-skid strips on stairs.	2nd Floor	Closed
2	The electrical fixtures are not maintained in good repair. Namely: 2nd Floor west side hallway. Light bulb is out.	2nd Floor	Closed
3	Door hardware/devices have been removed and not replaced. Namely: 3rd floor exit door. Missing cover plate on door finish.	3rd Floor	Closed
4	Previously finished wall(s) have marks, stains, graffiti, smoke damage, and/or other defacements. Namely: 3rd floor. Remove wall marking in garbage room.	3rd Floor	Open
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 3rd floor. Repair wall damage in front of unit 309.	3rd Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Exit door near unit 404 is not closing or self latching properly.	4th Floor	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: 18th floor. Chair rail on wall near unit 1809 is damaged. Repairs required.	18th Floor	Closed
8	The electrical receptacle are not maintained in good working order. Namely: 18th floor. Duplex cover plate, not secured to wall properly. Near unit 1815.	18th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 19th Floor. Broken wall tiles in garbage room.	19th Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Fire Alarm Panel Room. Repair hole in wall behind light switch. Also remove debris and furniture materials.	Basement	Substantially Com
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement Electrical Room. Repair holes in wall.	Basement	Closed
12	Lighting in a storage room is provided at less than 50 lux. Namely: Basement. Utility Bicycle Room. Upgrade lighting to 50 Lux. Repair holes in wall. Clean the floor of dust and debris.	Basement	Closed
13	Lighting in a service room is provided at less than 200 lux. Namely: Basement B2 Level. Sprinkler Room. Lighting level is below the required 200 Lux.	Basement	Closed
14	Lighting in a service room is provided at less than 200 lux. Namely: Basement. Electrical Room. Lighting level is below the required 200 Lux. Upgrading is required.	Basement	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Utility Room in the Basement. Utility storage room needs shelves. Remove materials and boxes from the ground.	Basement	Open
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement. B2 Level. Utility room. Deteriorated/damaged concrete on ceiling. Provide shelving for stored items. Remove debris from the floor.	Basement	Open
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement. Locker Room No. 15. Repair deteriorated concrete on ceiling. Also remove debris from aisleway.	Basement	Open
18	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Basement. Repair Terrazo floor finish in front of locker room No. 4.	Basement	Substantially Com
19	Floor and/or floor covering not kept free from rubbish and debris. Namely: Locker room No.2. Remove furniture and parts from aisleway.	Basement	Closed
20	Floor and/or floor covering not kept free from rubbish and debris. Namely: Basement B2 Level. Locker room 16 and 23, remove tires from aisleway.	Basement	Closed
21	Interior lighting fixtures or lamps are not maintained. Namely: Boiler Room. Missing bulb in light fixture.	Boiler Room	Closed
22	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room. Lighting level is below the required level.	Boiler Room	Open

23	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Compactor room. Clean and clear floor of all debris and discarded materials.	Compactor Room	Closed
24	Lighting in a service room is provided at less than 200 lux. Namely: Compactor Room. Existing illumination is below the required 200 lux at floor level. Upgrading is required.	Compactor Room	Closed
25	Incandescent lighting in a public water closet room is provided at less than 10 watts per m ² of floor area. Namely: Laundry room washroom. Upgrade lighting level to 50 Lux.	Laundry Area	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: West Stairway. Handrail is not secured properly to the wall, between 8th and 7th floors.	Stairway	Closed
27	Lighting in a storage room is provided at less than 50 lux. Namely: All locker rooms throughout the building, upgrade lighting to 50 lux at floor level.	Throughout Building	Closed
28	Wall(s) not maintained free of holes, cracks, and deteriorated materials. Namely: Throughout building. All hydro meter rooms, repair holes in walls and ceiling to maintain the fire separation.	Throughout Building	Closed
29	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Elevator room. Landing and stair guards, openings are greater than 100 mm.		Closed
30	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: Elevator room. Landing and stair guards are climbable.		Closed
31	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Elevator room. Landing guard height is less than 1070 mm.		Closed
32	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely: Elevator Room. The height of the handrail is below the required levels. Repairs are required.		Closed
33	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Elevator Room. Missing handrail on the side wall.		Closed
34	Lighting in a service room is provided at less than 200 lux. Namely: Pool Mechanical Service Room. Lighting is provided less than the required 200 Lux at floor level.		Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker room No.7. Deteriorated concrete on ceiling with exposed reinforcing bars. Repairs are required.		Open
36	Ceiling/Walls not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker rooms 11 and 14, where required repair holes and deteriorated concrete in the ceiling and the walls.		Open
37	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Locker room No.9. Active leak from ceiling near lockers 98 and 99. Repairs required.		Open
38	The electrical fixture are not maintained in good repair. Namely: Locker No. 4. Missing electrical cover plate from light switch. Remove shelf stored in aisleway.		Closed
39	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Locker Room No. 6. Deteriorated and broken concrete on floor. Not level. Repairs are required.		Closed
40	Locker room or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: Locker Room No. 5. Remove boxes and stored materials from above the lockers.		Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 11th floor. Repair/replace ceiling tile near unit 1115.		Closed
42	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing cover plate on the ceiling.		Closed
43	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Elevator Room. Hole in floor, floor needs to be leveled. Trip hazard.		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.**