

**MLS Building Audit Program - Details**

**Property Address :** 7 BIGGIN CRT

Legal Description: PLAN M725 PT BLK B

Roll No. : 1908121180086000000

Building : 7 BIGGIN CRT -- N3406 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** July 27, 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 229123 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Aug-10	06-DEC-10	100.00%
2	Property Standards	10 229129 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Aug-10	06-DEC-10	100.00%
5	Property Standards	10 232613 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Aug-10	06-DEC-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
2	Property Standards	10 229129 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Aug-10	06-DEC-10	17-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely; Spalling bricks above windows. Repairs required.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Metal flashing is damaged on front canopy. Repairs are required.	Exterior	Closed
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. Namely: Tires, old desk, discarded interlocking stones, and other materials. Clean and clear as required.	Exterior	Closed
4	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Namely: Abandoned barbeque stored at the rear of building.	Exterior	Closed
5	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Repair and secure fence adjacent to garbage bin.	Exterior	Closed
6	Exterior garbage containment area not screened.	Exterior	Closed
7	Exterior garbage bin loaded beyond the top of the container.	Exterior	Closed
8	Exterior yard surface and/or similar areas not maintained. Namely: Soil erosion due to sand/silt run off on sloping grade adjacent to driveway. Note: Owner should also consider providing a guard/barrier at this location.	Exterior	Closed
9	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Re-align/reposition curb stops to create an effective barrier.	Exterior	Closed
10	The grass height exceeds twenty (20) centimetres.	Exterior	Closed
11	The property contains lawns which are overgrown and require trimming.	Exterior	Closed
12	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Remove graffiti on the rear wall of garage.	Exterior	Closed
13	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Air conditioning units in the window. Owner is required to make sure that all A/C units are installed safely and secured/supported properly.	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair. Namely: Spalling bricks on exterior wall of elevator room. Metal flashing needs to be secured to chimney wall. Broken runner on stairs for chimney wall.	Roof	Closed
15	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Stair treads are loose and worn. Repairs are required.	Roof	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 232613 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Aug-10	06-DEC-10	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.	Garage Area	Closed
2	The parking or storage garage is used to keep junk or rubbish.	Garage Area	Closed
3	The electrical connections are not maintained in a safe and complete condition.	Garage Area	Closed
4	The electrical fixtures are not maintained in good working order.	Garage Area	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage Area	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
7	The exterior walls and their components are not being maintained in good repair.	Garage Area	Closed
8	The foundation wall(s) of the building or structure are not being maintained in good repair.	Garage Area	Closed
9	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	Garage Area	Closed
10	The foundation wall(s) of the building or structure are not being maintained in good repair.	Garage Area	Closed
11	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage Area	Closed
12	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	Garage Area	Closed
13	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Garage Area	Closed
14	Exterior garage doors is not maintained in good repair.	Garage Area	Closed
15	Eavestrough, roof gutter, flashing and/or down pipe does not have a protective finish .	Garage Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 229123 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Aug-10	06-DEC-10	7-Dec-10

No. of defects contained within the Order : 30

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: Repair damaged plaster on ceiling. Repair broken door closer.	1st Floor	Closed
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Plaster repairs to wall are required to be painted.	1st Floor	Closed
3	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. namely: Floor drain cover is missing.	1st Floor	Closed
4	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: Electrical meter room. Lighting needs to be upgraded.	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair damaged plaster on ceiling.	1st Floor	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Holes in ceiling. Clean vents in ceiling.	1st Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in wall near unit 213. Wood moulding is damaged on wall near unit 215.	2nd Floor	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; Storage of bicycles in the aisleway of locker rooms, should be removed.	3rd Floor	Closed
9	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Interior side of door to locker room. Surface has been defaced by graffiti.	4th Floor	Closed
10	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.	Bedroom	Closed
11	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: Repair damaged screens. Replace missing screens. As required.	Bedrooms	Closed
12	Attachment and/or the supporting structural member(s) is not maintained in a safe condition. Namely: Handrail to be welded on properly on stairguard in boiler room. also remove all debris and discarded materials from the boiler room.	Boiler Room	Closed
13	Adequate ventilation has not been provided.	Corridors	Closed
14	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely: Loose handrail on elevator wall.	Elevator	Closed
15	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely: Elevator is not stopping level with 2nd & 3rd floors. Trip hazard. Repairs required. Also no ventilation in elevators.	Elevator	Substantially Com
16	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. Also repair hole in floor. Replace doors for elevator instrument panel.	Elevator Room	Closed
17	The Laundry room is not maintained and/or kept clean in accordance with the standards. namely: Clean lint from behind dryers. Peeling paint on ceiling. Repairs required.	Laundry Room	Closed
18	The ventilation system or unit is not regularly cleaned. Namely: Utility room inside laundry room. Ceiling vent needs cleaning. Ceiling needs painting.	Laundry Room	Closed
19	Wall(s) not maintained clean. Namely: Lower landing wall needs cleaning.	Stairway	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint ceiling on 4th floor landing.	Stairway	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Entrance Landing area is missing a floor mat. Not level. Repairs are required.	Stairway	Closed

22	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: Damaged screen on 3rd floor window in the stairway. Repairs required.	Stairway	Closed
23	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Stair nosing needs repair in both stairways. Evidence of surface rust.	Stairways	Closed
24	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Storage area below chimney contains discarded materials and debris. These items need to be removed.	Storage Area below chimney	Closed
25	Lighting in a storage room is provided at less than 50 lux. Namely: upgrade lighting in all locker rooms as required.	Throughout Building	Closed
26	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely: All materials stored above lockers close to the ceiling are required to be removed.	Throughout Building	Closed
27	The ventilation system or unit is not regularly cleaned. Namely: Ventilation grills are required to be cleaned.	Throughout Building	Closed
28	Interior door on the 4th floor, previously used for incinerator room. This door is required to be permanently closed/sealed.	Throughout Building	Closed
29	Door hardware/devices are not maintained in good repair. Namely: Repair all broken door closers on locker room doors.	Throughout Building	Closed
30	Exit, public corridor or corridor 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

### 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.**