

MLS Building Audit Program - Details

Property Address : 1-2 MEADOWGLEN PL

Legal Description: PLAN M856 BLK D TO G PT MEADOWGLEN PLACE AND RP 6

Roll No. : 1901082420091000000

Building : 1-2 MEADOWGLEN PL

Report Date : January 17, 2020

Building Audit Date : April 18, 2017

** 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 January 17, 2020

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	17 148019 PRS 00 IV		Closed	1-May-17	29-AUG-17	100.00%
2	Property Standards	17 148023 PRS 00 IV		Closed	1-May-17	31-MAY-17	100.00%
3	Property Standards	17 148061 PRS 00 IV		Closed	1-May-17	29-AUG-17	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	17 148023 PRS 00 IV		Closed	1-May-17	31-MAY-17	1-Jun-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely; all over hanging objects to include but not limited to bicycles	Exterior Of Building	Closed
2	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 Owner/Property Manager, 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.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	17 148019 PRS 00 IV		Closed	1-May-17	29-AUG-17	26-Oct-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Ceilings of slab where required.	Around The Balcony	Closed
2	The balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely; damaged concrete slab	Balcony	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
4	Dwelling unit window that is capable of being opened has no screen where required.	Exterior Of Building	Closed
5	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 screens where required	Exterior Of Building	Closed
6	Previously finished surface in the public area of the property is not maintained in good repair.	Exterior Of Building	Closed
7	Exterior window(s) with broken/cracked glass. Namely; broken glass in Door	Side Of Building	Closed
8	Exterior window(s) with broken/cracked glass.	West Rear North	Closed
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	West Side of Building	Closed
10	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	West Side of Building	Closed
11	The exterior walls and their components are not being maintained in good repair.	West Side of Building	Closed
12	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained free from dirt, surface dust and/or refuse.	West Side of Building	Closed
13	The ventilation system or unit is not regularly cleaned.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 148061 PRS 00 IV		Closed	1-May-17	29-AUG-17	26-Oct-17

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; new door not painted.	1st Floor	Closed
2	The electrical receptacle are not maintained in good working order. Namely; loose receptacle	1st Floor	Closed
3	The electrical receptacle are not maintained in good working order.	4th Floor	Closed
4	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely; loose or missing sections.	Boiler Room	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Boiler Room	Closed
6	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
7	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
9	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Compactor Room	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Compactor Room	Closed
11	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
12	Interior lighting fixtures or lamps are not maintained. Namely; hanging cover and fixture	Electrical Room	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely; multiple covers missing.	Electrical Room	Closed
14	Extension cords or other extensions are used as a permanent wiring system.	Elevator	Closed
15	Exterior door has defective hardware. Namely; damaged miss door handle	Elevator	Closed
16	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Exit	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Exit	Closed
18	Lighting in a service room is provided at less than 200 lux.	Interior	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition Namely; behind washers and dryers	Laundry Area	Closed
20	Exterior window(s) with broken/cracked glass. Namely; fire extinguisher cabinet	Laundry Area	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged ceiling tiles	Laundry Area	Closed
22	Exterior window(s) with broken/cracked glass. Namely; damaged communication panel	Lobby	Closed
23	The floor drain is not maintained in good repair. Namely; missing	Locker Room	Closed
24	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate	Locker Room	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Roof Of Building	Closed
26	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Closed
27	Floor and/or floor covering not kept free from rubbish and debris. Namely; over storage	Storage Room	Closed
28	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
29	Previously finished surface(s) in the public area of the property is not maintained in good repair where required.	Throughout Building	Closed

30	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
31	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair where required.	Throughout Building	Closed
33	Interior lighting fixtures or lamps are not maintained Namely; missing lens covers	Throughout Building	Closed
34	The lighting fixture is not maintained in a clean condition.	Throughout Building	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.**