

MLS Building Audit Program - Details

Property Address : 10 GLEN EVEREST RD

Legal Description: PLAN 4090 LOT 1,PT RD.CLOSED AND PT RD.ALLOWANCE (

Roll No. : 1901012280003000000

Building : 10 GLEN EVEREST RD

Report Date : October 12, 2018

Building Audit Date : October 07, 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 October 12, 2018

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 276482 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Oct-10	21-FEB-11	100.00%
2	Property Standards	10 276756 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Oct-10	20-JAN-11	100.00%
5	Property Standards	10 279556 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Stairway Guards	Closed	22-Oct-10	21-FEB-11	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
5	Property Standards	10 279556 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Stairway Guards	Closed	22-Oct-10	21-FEB-11	26-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Stairway	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
3	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Technically all openings in a stair or landing guard cannot be greater than 100mm. Including the space below the stair nosing adjacent to the stair guard.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 276756 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Oct-10	20-JAN-11	31-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior Of Building	Closed
2	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 concrete slabs.	Exterior Of Building	Closed
3	Exterior walkway not maintained. Namely holes, cracks and ruts.	Exterior Of Building	Substantially Co
4	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior Of Building	Substantially Co
5	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
7	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.	Exterior Of Building	Closed
8	The surface of a window is not kept reasonably clean	Exterior Of Building	Substantially Co
9	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.	Exterior Of Building	Substantially Co
10	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Substantially Co
11	Exterior walkway not maintained.	Exterior Of Building	Closed

12	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 bench at basketball court	Exterior Of Building	Closed
13	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely handrails rusted out at the foot.	Exterior Of Building	Closed
14	The electrical connections are not maintained in a safe and complete condition.	Exterior Of Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 276482 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Oct-10	21-FEB-11	21-Jan-15

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Damaged door. A new door is required at unit 313.	3rd Floor	Closed
2	Condition of floor does not permit easy cleaning. Namely: Paint spill on floor, near unit 717.	7th Floor	Closed
3	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Wood guard adjacent to window in hallway defaced by graffiti.	7th & 4th Floors	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet near unit 903 is not secured to floor properly. Repairs are required.	9th Floor	Closed
5	Door hardware/devices are not maintained in good repair. Namely: Self closing device for balcony door is broken.	11th Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Bicycle stored in hallway. Near unit 1205. To be removed.	12th Floor	Closed
7	Door hardware/devices are not maintained in good repair. Namely: Balcony door does not close properly in frame. Repairs are required.	13th & 6th Floors	Substantially Co
8	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 window screen in hallway.	14th & 5th Floors	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Unit 1402. Stain on door. Also unit 1311. Refinishing of door is required.	14th Floor	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Damaged door frame at the bottom of door. Hole in balcony door. Repairs required. Bicycle stored on balcony. On 12th floor remove chairs on balcony.	14th Floor	Closed
11	Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose cable on 15th floor balcony.	15th Floor	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Namely: Inappropriate storage, chair bench on Balcony.	15th Floor	Closed
13	Interior lighting fixtures or lamps have not been installed. Namely: Replace missing light bulb in Ceiling.	15th Floor	Closed
14	Immediate action has not been taken to eliminate an unsafe condition. Namely: Wheel chair stored on open balcony.	16th Floor	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely; Broken lens cover in hallway. Also replace missing lens covers throughout the building.	16th & 10th floor	Closed
16	Lighting in a service room is provided at less than 200 lux. Namely: Upgrade lighting level in the boiler room. Replace missing drain cover.	Boiler Room	Closed
17	Door hardware/devices are not maintained in good repair. Namely: Compactor Room. No latching hardware on door to compactor room. Remove insecure wires. Inoperable deodorizer unit to be removed.	Compactor Room	Closed
18	The plumbing system is not kept free from leaks or defects. Namely: Immediate repairs are required for leaking pipe in electrical room. Secure open electrical box.	Electrical Room	Closed
19	Elevator part(s) and appendages are not maintained in good repair and complete. Namely: Loose electrical cover plate on wall. Also missing door covers on elevator instrument panels.	Elevator Room	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Laundry Room. Walls and ceiling. Vent cover missing in ladies washroom. Missing baseboard tiles. Missing light fixture cover. Missing access door to ceiling in washroom.	Laundry Room	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely: Replace missing cover plates on wall and ceiling. Replace defective light bulbs on ceiling fixtures.	Mechanical Room	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely: Remove loose or hanging electrical wires. Clean and clear all discarded materials from the floor. Remove deteriorated ceiling tiles. Secure wall vent in the kitchen.	Riser Room	Closed

23	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Ventilation housing on the lower roof of building. Painting is required.	Roof Of Building	Substantially Co
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Remove water stained ceiling tiles. Remove inoperative light fixture.	Shop Room	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Storage Room. Peeling paint on wall. Ceiling vent needs cleaning. Paint wall as required. Paint peeling on duct work. Insecure door for electrical box.	Storage Room	Closed
26	Exterior window(s) with broken/cracked caulking. Namely: Deteriorated caulking around windows in the stairways. Repair as required.	Throughout Building	Closed
27	The Janitors closet/Riser room is not maintained and/or kept clean in accordance with the standards. Namely: Non-permitted storage in Riser pipe rooms and Janitors closets. Clean and clear as required.	Throughout Building	Closed
28	Garbage chute is not maintained in a complete condition. Namely: Replace all missing fire dampers in the garbage chute rooms, where required.	Throughout Building	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Evidence of holes, stains and burn marks on carpet throughout the building. Cleaning and/or replace carpet as required.	Throughout Building	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace all damaged, missing or water stained ceiling tiles throughout the building.	Throughout Building	Substantially Co
31	The ventilation system or unit is not regularly cleaned. Namely: Vent grilles above janitors closet are required to be cleaned.	Throughout Building	Closed
32	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
33	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
34	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Substantially Co
35	The building, structure and/or parts thereof are not being maintained in good repair. Damaged, deteriorated/broken concrete on the balcony soffits and shear walls need to be repaired.	Throughout Building	Closed
36	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Exterior finish on the balcony doors and frame are required to be painted.	Throughout Building	Closed
37	The electrical connections are not maintained in a safe and complete condition. Namely: Light bulb is missing from Janitors closet. Also upgrade all lights to a minimum of 50Lux in Janitors closet, Riser rooms and Garbage chute rooms.	Throughout building where required.	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.**