

**MLS Building Audit Program - Details**

**Property Address : 10 ST DENNIS DR**

Legal Description: PLAN M834 BLK D2 WPTBLK D5 RP R1061 PART 1 TO 2

Roll No. : 1908101200002000000

Building : **10 ST DENNIS DR**

**Report Date : January 18, 2019**

**Building Audit Date : June 27, 2016**

**\*\* 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 18, 2019

**Part I - Building Audit Activity Summary :**

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Graffiti	16 182410 GRA 00 IV	GRAFFITTI	Closed	27-Jun-16	30-JUN-16	N/A**
3	Property Standards	16 183435 PRS 00 IV		Closed	6-Jul-16	03-JAN-17	100.00%
4	Property Standards	16 183436 PRS 00 IV		Closed	6-Jul-16	03-JAN-17	100.00%
5	Property Standards	16 183442 PRS 00 IV		Closed	6-Jul-16	05-AUG-16	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	16 183442 PRS 00 IV		Closed	6-Jul-16	05-AUG-16	12-Dec-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. 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
2	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed
3	Immediate action has not been taken to eliminate an unsafe condition.  Namely: Multiple overhanging objects on balconies. Potted plants, mats, exercise equipment, rug. Must be rectified immediately.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 183436 PRS 00 IV		Closed	6-Jul-16	03-JAN-17	8-Mar-17

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection Namely: Missing light covers	Underground Garage	Closed
2	Lighting in a service room is provided at less than 200 lux.	Underground Garage	Closed
3	Lighting in a service room is provided at less than 200 lux.	Underground Garage	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Bulkhead by heating conduit is damaged	Underground Garage	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Missing light cover	Underground Garage	Closed
6	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely: Exhaust fan not operational	Underground Garage	Closed
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Paint peeling on ceiling	Underground Garage	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door frame is rotting	Underground Garage	Closed
9	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Drain Cover is missing	Underground Garage	Closed
10	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely: Pothole in asphalt	Underground Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 183435 PRS 00 IV		Closed	6-Jul-16	03-JAN-17	8-Jul-17

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Derelict vehicle parked in exterior parking area in spot 78. It has flat tires and is rusted. No front plate or registration stickers	Building 10	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box covers not secure	Building 12	Closed
3	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Derelict vehicle in tenant spot 2, licence plate BDVK 775	Building 12	Closed
4	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 is not maintained in good repair. Namely: Concrete damage and exposed rebar on 9th floor balcony roof above tuck shop	Building 12	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Panel must be painted	Building 12	Closed
6	The electrical fixtures are not maintained in good working order. Namely: Cable box is broken and has exposed wires	Building 12	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical wire not covered by conduit	Building 12	Closed
8	The electrical connections are not maintained in good working order. Namely: Cable wire hanging between the 2nd and 6th Floor. Must be removed	Building 12	Closed
9	Driveway(s) and/or similar areas not maintained. Namely: Damage/Pot hole near the garbage bin area	Building 12	Closed
10	Driveway(s) and/or similar areas does not afford safe passage. Namely: Vent shaft grate bent and not structurally sound	Parking area	Closed
11	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: The incinerator stack has spalling and decaying brick	Roof Of Building	Closed
12	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.	Throughout Building	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely: Paint is peeling and flaking	Throughout Building	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Open hatches and panels coming away from ceiling. Repair to hatches required	Throughout Building	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint peeling	Throughout Building	Closed
16	The exterior walls and their components are not being maintained in good repair. Namely: Paint peeling on fascia panels	Throughout building	Closed

17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light cover missing and broken light bulb	West fire exit stairwell from garage	Closed
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## 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.**