

MLS Building Audit Program - Details

Property Address : 110 MORNELLE CRT

Legal Description: PLAN M1227 PT BLK I PT BLK H RP R4137 PART 1 TO 3 PART

Roll No. : 1901084300014500000

Building : 110 MORNELLE CRT

Report Date : January 18, 2019

Building Audit Date : January 20, 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 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	Property Standards	11 111378 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-11	20-JUN-11	100.00%
2	Property Standards	11 111614 PRS 00 IV		Order Issued	28-Jan-11	20-JUN-11	98.15%
3	Property Standards	11 113169 PRS 00 IV		Closed	28-Jan-11	27-JUN-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
3	Property Standards	11 113169 PRS 00 IV		Closed	28-Jan-11	27-JUN-11	4-Nov-16

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Namely: Pressure treated wood retaining wall requires a guard, 1070mm in height.	Exterior	Closed
2	Lightning arrestor or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Concrete column supporting light standard is not in good repair. Concrete is deteriorating.	Exterior	Closed
3	The electrical connections are not maintained in good working order. Namely: Hanging cable wire on the north side of the building.	North Side of Building	Closed
4	Exterior door not maintained weather-tight Namely: Exterior door for compactor room. Damaged weatherstripping/ flashing at the bottom of door.	North Side of Building	Closed
5	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 being maintained free from defects and/or hazards. Namely: Undue storage of materials and discarded items on some balconies. Check 11th flr. balcony for overhanging box.	North Side of Building	Closed
6	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. Also broken window.	North Side of Building	Closed
7	Exterior window(s) with broken/cracked glass. Also check unit 902 for broken glass.	North Side of Building	Closed
8	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: exterior door finish has been defaced by graffiti.	South East side of property	Closed
9	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Rogers cable box door is open.	South Side of Building	Closed
10	Driveway(s) and/or similar areas not maintained. Namely: Pot hole in front driveway needs repair.	South Side of Building	Substantially Co
11	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: Deteriorated concrete, exposed reinforcing bar on the underside of balcony slab.	South Side of Building	Substantially Co
12	The required guard on top of the retaining wall is not maintained in good repair. Namely: Missing verticle picket from retaining wall guard. Repairs are required.	South Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 111614 PRS 00 IV		Order Issued	28-Jan-11	20-JUN-11	19-Apr-19

No. of defects contained within the Order : **54**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guards at the handrails do not prevent the passage of a spherical object having a diameter more than 100 millimetres, namely opening from guard bottom to stair tread.	Garage Area	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing tile baseboard.	Garage Area	Substantially Co
3	Interior lighting fixtures or lamps are not maintained, namely missing light bulb.	Garage Area	Closed
4	Interior lighting fixtures or lamps are not maintained, namely broken fixture cover.	Garage Area	Closed
5	Lighting in a service room is provided at less than 200 lux.	Garage Area	Closed
6	Lighting in a garage is provided at less than 50 lux.	Garage Area	Closed
7	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely deteriorated concrete and finish at underside.	Garage Area	Closed
8	The ceilings and walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
13	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely deteriorated bulkhead.	Garage Area	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
15	The ceilings and ledge beams in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.	Garage Area	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
17	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
18	The ceilings and ledge beams in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed reinforcing steel.	Garage Area	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
22	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
23	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
24	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
25	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
26	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
27	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
28	Interior lighting fixtures or lamps are not maintained, namely missing light bulb, and unsecured fixture cover.	Garage Area	Closed
29	The ventilation system or unit is not regularly cleaned.	Garage Area	Substantially Co
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged dryer vents.	Garage Area	Closed

31	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
32	The plumbing system is not kept free from leaks or defects, namely deteriorated pipe elbow.	Garage Area	Closed
33	The plumbing system is not kept in good working order, namely deteriorated pipe insulation at elbow.	Garage Area	Closed
34	The ceilings in the parking or storage garage are not impervious to water.	Garage Area	Closed
35	The parking or storage garage ceiling painted surface is not maintained white, and in a state of good repair.	Garage Area	Closed
36	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate at box.	Garage Area	Closed
37	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate.	Garage Area	Closed
38	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at box.	Garage Area	Closed
39	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at box.	Garage Area	Closed
40	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at box.	Garage Area	Closed
41	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	Garage Area	Closed
42	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at box.	Garage Area	Closed
43	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Garage Area	Closed
44	The electrical connections are not maintained in a safe and complete condition, namely loose, unsecured wires.	Garage Area	Closed
45	The electrical connections are not maintained in a safe and complete condition, namely loose and hanging wires.	Garage Area	Closed
46	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage Area	Open
47	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, to include deteriorated finish.	Garage Area	Closed
48	The property has not been repaired in accordance with the standards, namely damaged mirror.	Garage Area	Closed
49	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.		Closed
50	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.		Closed
51	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.		Closed
52	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.		Closed
53	The electrical fixtures are not maintained in a safe and complete condition, namely damaged grate at conduit box.		Closed
54	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely deteriorated and/or damaged plaster.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 111378 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-11	20-JUN-11	31-Mar-16

No. of defects contained within the Order : **72**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An exterior door has a defective locking/latching mechanism.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained, namely missing cover at exit light.	1st Floor	Closed
3	Interior lighting fixtures or lamps are not maintained, namely missing fixture cover.	1st Floor	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition.	1st Floor	Substantially Co
5	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 damaged vinyl tread.	1st Floor	Closed
6	Previously finished surface in the public area of the property is not maintained in good repair.	1st Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged and rotted door frame.	1st Floor	Substantially Co
8	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	1st Floor	Closed
9	The floor and every appurtenance, surface cover and finish is not maintained, namely damaged floor tile.	1st Floor	Closed
10	The floor and every appurtenance, surface cover and finish is not maintained, namely damaged tile.	1st Floor	Closed
11	The plumbing system/fixture is not kept in good working order, and in a state of good repair, namely deteriorated utility sink.	1st Floor	Substantially Co
12	Previously finished wall(s) are not maintained in good repair.	1st Floor	Substantially Co
13	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Substantially Co
14	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
15	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	3rd Floor	Closed
16	Interior door is not a good fit in its frame.	3rd Floor	Substantially Co
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective latch at chute lid.	4th Floor	Closed
18	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	4th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely wall damaged, adjacent to duplex receptacle.	6th Floor	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing base board.	6th Floor	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing base board section.	8th Floor	Closed
22	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged fixture cover.	9th Floor	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing wall tile.	11th Floor	Closed
24	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged fixture cover.	11th Floor	Closed
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door sweep.	15th Floor	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	16th Floor	Closed

27	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	16th Floor	Substantially Co
28	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	16th Floor	Closed
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	16th Floor	Closed
30	The floor and every appurtenance, surface cover and finish is not maintained., namely missing floor tile(s).	Basement	Substantially Co
31	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	Basement	Closed
32	The plumbing system is not kept free from leaks or defects, namely unsecured clean-out cover.	Basement	Closed
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
34	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grate.	Basement	Closed
35	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Substantially Co
36	The floor, walls and every appurtenance, surface cover and finish is not maintained, namely deteriorated and/or damaged tiles.	Basement	Closed
37	The plumbing system is not kept in good working order, namely defective water closet (toilet).	Basement	Closed
38	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
39	Previously finished surface is not maintained in good repair.	Boiler Room	Closed
40	The plumbing system is not kept free from leaks or defects, namely pipe fitting at boiler.	Boiler Room	Closed
41	Exterior door frame has deteriorated and/or damaged metal flashing.	Boiler Room	Substantially Co
42	The electrical connections are not maintained in a safe and complete condition, namely unsecured conduit at electrical box.	Compactor Room	Closed
43	Wall(s) and ceiling are not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Substantially Co
44	Exterior door has deteriorated/ineffective weather-proofing, namely deteriorated and/or damaged door sweep.	Compactor Room	Closed
45	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely deteriorated and/or damaged door.	Compactor Room	Closed
46	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent cover.	Laundry Room	Closed
47	The property is not maintained and in accordance with the standards, namely unsecured carbon monoxide detector cover.	Laundry Room	Closed
48	Previously finished wall(s) and ceiling in the public area of the property is not maintained in good repair.	Laundry Room	Closed
49	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged wall tiles.	Laundry Room	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Mail Room	Closed
51	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
52	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely suite, stairwell doors and frames.	Throughout Building	Closed
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
54	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely soiled and stained carpets.	Throughout Building	Closed
55	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
56	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely bent, damaged and/or missing pickets.	Throughout Building	Closed
57	The property has not been repaired in accordance with the standards, namely missing suite numbers on doors.	Throughout Building	Substantially Co
58	Interior lighting fixtures or lamps have not been installed, namely defective and/or missing light bulbs.		Closed
59	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.		Closed

60	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.		Closed
61	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.		Closed
62	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
63	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.		Closed
64	Interior lighting fixtures or lamps are not maintained, namely missing fixture cover.		Closed
65	The plumbing system is not kept free from or defects, namely unsecured clean-out cover.		Closed
66	Lighting in a service room is provided at less than 200 lux.		Substantially Co
67	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Substantially Co
68	The electrical connections are not maintained in a safe and complete condition, namely exposed wires at conduit.		Closed
69	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
70	Door hardware/devices are not maintained in good repair, namely defective latch.		Closed
71	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.		Closed
72	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at conduit box.		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.**