

**MLS Building Audit Program - Details**

**Property Address : 140 ADANAC DR**

Legal Description: PLAN 1834 PT BLK A PLAN 4197 LOT 7 TO 8 PT LOT 1 TO 6P1

Roll No. : 1901072320019000000

Building : **140 ADANAC DR**

**Report Date : October 12, 2018**

**Building Audit Date : February 15, 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 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    | 17 122123 PRS 00 IV         |                           | Closed               | 7-Mar-17         | 08-MAY-17       | 100.00%    |
| 2   | Property Standards    | 17 123063 PRS 00 IV         |                           | Order Issued         | 7-Mar-17         | 31-MAY-18       | 96.72%     |
| 3   | Property Standards    | 17 124260 PRS 00 IV         |                           | Order Issued         | 7-Mar-17         | 02-JUL-18       | 46.15%     |

**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    | 17 124260 PRS 00 IV         |                           | Order Issued         | 7-Mar-17         | 02-JUL-18       | 7-Dec-18                       |

No. of defects contained within the Order : **13**

No. of defects that remain outstanding : **7**

| Deficiency Details |  |                      |        |
|--------------------|--|----------------------|--------|
| No.                | Violation/Defect   | Location             | Status |
| 1                  | 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 but not limited to: repair concrete delamination/cracking on balconies where required.                                | Exterior             | Open   |
| 2                  | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: secure/refinish exterior handrails where required.  | Exterior             | Open   |
| 3                  | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: refinishing of railing guards on all balconies.  | Exterior             | Open   |
| 4                  | The yard and/or any other part of the property contains dilapidated or collapsed structures. Namely: refinish exterior benches outside of Recreation Room.   | Exterior             | 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 maintained in a clean and/or sanitary condition. Namely: balconies panels throughout exterior of building to be cleaned/power washed where required. | Exterior             | Open   |
| 6                  | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light cover by Boiler Room/Garbage Area.  | Exterior             | Closed |
| 7                  | Exterior yard surface and/or similar areas not maintained. namely but not limited to: cracked/delamination of walkways and curbs to be repaired throughout exterior of building where required.  | Exterior Of Building | Open   |
| 8                  | The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. Namely: remove damaged tree in parking area.  | Exterior Of Building | Closed |
| 9                  | The electrical receptacle are not maintained in a safe and complete condition. Namely: secure loose wires where required throughout exterior of building.  | Exterior Of Building | Open   |
| 10                 | The electrical fixtures are not maintained in a safe and complete condition. Namely: Bell/Rogers cable box to be covered on exterior of building.  | Exterior Of Building | Closed |
| 11                 | 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. Namely: cracked/delmaination throughout parking lot.   | Parking Lot          | Open   |
| 12                 | Parking space(s) and/or similar areas not maintained. Namely: parking lot to be re-painted.  | Parking Lot          | Closed |
| 13                 | Exterior door is not maintained in good repair. Namely: exterior doors to be painted throughout exterior of building where required.   |                      | 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 122123 PRS 00 IV         |                           | Closed               | 7-Mar-17         | 08-MAY-17       | 25-Aug-17                      |

No. of defects contained within the Order : **18**

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

| Deficiency Details |   |                     |        |
|--------------------|---|---------------------|--------|
| No.                | Violation/Defect  | Location            | Status |
| 1                  | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: marks on walls on 15th floor.   | 15th Floor          | Closed |
| 2                  | The electrical fixtures are not maintained in a safe and complete condition. Namely: secure Exit sign at North Stairwell on 16th floor.   | 16th Floor          | Closed |
| 3                  | The surface of a window is not kept reasonably clean. Namely: clean windows at elevator on 2nd floor.   | 2nd Floor           | Closed |
| 4                  | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: remove garbage/debris from crawl space under pipes in boiler room.   | Boiler Room         | Closed |
| 5                  | The ventilation system or unit is not regularly cleaned. Namely: vent on electrical closet doors to be dusted throughout building where required.   | Electrical Closets  | Closed |
| 6                  | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean debris from all electrical closets throughout building where required.  | Electrical Closets  | Closed |
| 7                  | The garbage storage area is not maintained in a litter free and odour free condition. Namely but not limited to: remove Tractor from Garbage Room, undue storage around Boiler Room.  | Exterior            | Closed |
| 8                  | 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 but not limited to: remove picnic table, clutter around garbage area and where required. | Exterior            | Closed |
| 9                  | Wall(s) not maintained clean. Namely: garbage chute walls to be cleaned throughout where required.  | Garbage Chute Rooms | Closed |
| 10                 | The lighting fixture is not maintained in a clean condition. Namely: light fixtures in garbage chute rooms to be cleaned throughout where required.   | Garbage Chute Rooms | Closed |
| 11                 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely: garbage chute floors to be cleaned throughout where required.   | Garbage Chute Rooms | Closed |
| 12                 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: clean behind machines in laundry room.   | Laundry Room        | Closed |
| 13                 | The electrical connections are not maintained in a safe and complete condition. Namely: secure wiring in Computer Room in Recreation Room.  | Recreation Room     | Closed |
| 14                 | 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: remove bird cage and debris from roof of building.                                      | Roof Of Building    | Closed |
| 15                 | The surface of a window is not kept reasonably clean. Namely but not limited to: cleaning of windows in North Stairwell of 16th floor and where required throughout.  | Stairwells          | Closed |
| 16                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean clutter/storage items.  | Storage Room        | Closed |
| 17                 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: floors upon exiting elevators on 15th floor, floors on 9th floor, floor in front of unit 211, and where required throughout building.                          | Throughout Building | Closed |
| 18                 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: 1st floor Workshop.  | Workshop            | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2   | Property Standards    | 17 123063 PRS 00 IV         |                           | Order Issued         | 7-Mar-17         | 31-MAY-18       | 7-Dec-18                       |

No. of defects contained within the Order : **61**

No. of defects that remain outstanding : **2**

| Deficiency Details |  |                       |        |
|--------------------|--|-----------------------|--------|
| No.                | Violation/Defect   | Location              | Status |
| 1                  | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in ceiling in 1st floor North Stairwell.  | 1st Floor             | Closed |
| 2                  | Door hardware/devices are not maintained in good repair. Namely: damaged door latch of South Stairwell on 14th floor.  | 14th Floor            | Closed |
| 3                  | The electrical receptacle are not maintained in a safe and complete condition. Namely but not limited to: loose/missing cover plate between unit 1512 - 1511.  | 15th Floor            | Closed |
| 4                  | The electrical fixtures are not maintained in a safe and complete condition. Namely: missing conduit cover in 1st floor South Stairwell.   | 1st Floor             | Closed |
| 5                  | The floor and every appurtenance, surface cover and finish is not maintained. Namely: missing tiling at doors of 1st floor North Stairwell.  | 1st Floor             | Closed |
| 6                  | Door hardware/devices are not maintained in good repair. Namely: missing door handle latch of Electrical Cabinet on 8th floor.   | 8th Floor             | Closed |
| 7                  | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: secure railing at exit door of Boiler Room.   | Boiler Room           | Closed |
| 8                  | The electrical connections are not maintained in a safe and complete condition. Namely: secure hanging wires at entrance door of Boiler Room.  | Boiler Room           | Open   |
| 9                  | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Boiler Room door sweep missing threshold.   | Boiler Room           | Closed |
| 10                 | The electrical fixtures are not maintained in a safe and complete condition. Namely: missing cover plate above speaker by entrance stairs of Boiler Room.  | Boiler Room           | Closed |
| 11                 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: peeling paint above exit door of Boiler Room.  | Boiler Room           | Closed |
| 12                 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: remove glass door (excess storage) from Electrical Room.  | Electrical Room       | Closed |
| 13                 | The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: missing drain cover in Electrical Room.  | Electrical Room       | Closed |
| 14                 | Lighting in a service room is provided at less than 200 lux.   | Electrical Room       | Closed |
| 15                 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers where required in Electrical Room.   | Electrical Room       | Closed |
| 16                 | Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.   | Elevator Room         | Closed |
| 17                 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Garbage Chute Room floors to be cleaned throughout building where required.  | Garbage Chute Room    | Closed |
| 18                 | Wall(s) not maintained clean. Namely: Garbage Chute Room walls to be cleaned throughout building where required.   | Garbage Chute Room    | Closed |
| 19                 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: missing light covered in Garbage Chute Rooms throughout building where required. | Garbage Chute Rooms   | Closed |
| 20                 | Window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely: ripped window screens in hallways by elevators throughout building where required.      | Hallways              | Closed |
| 21                 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: missing light covers in hallways throughout building where required.             | Hallways              | Closed |
| 22                 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: base boards in hallways on 13th, 10th, 9th and throughout building where required.                       | Hallways - Baseboards | Closed |

|    |   |                           |        |
|----|---|---------------------------|--------|
| 23 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Elevator Doors to be refinished throughout building where required. | Hallways - Elevator Doors | Closed |
| 24 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: hatches on walls in hallways to be fitted properly/secured beside unit 1507, 1111 and where required throughout building.             | Hallways - Wall Hatches   | Closed |
| 25 | A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is more than 1,070 millimetres high measured to the top of the guard from the surface of the landing.                       | Hallways at Elevators     | Closed |
| 26 | The electrical fixtures are not maintained in a safe and complete condition. Namely: missing conduit on top of Janitors Room.   | Janitors Room             | Closed |
| 27 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: missing ceiling tiles in Laundry Room.  | Laundry Room              | Closed |
| 28 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: stair nosing in Lobby.  | Lobby                     | Closed |
| 29 | Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely: railing too low at stairs in Lobby.  | Lobby                     | Closed |
| 30 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: cracked dry wall (corner) by elevator in Lobby.  | Lobby                     | Closed |
| 31 | The heating system or unit is not in good repair and maintained in good working condition. Namely: cover of thermometer in Lobby.   | Lobby                     | Closed |
| 32 | The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: repair cracked tile where required in Lobby.   | Lobby                     | Closed |
| 33 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: refinishing of lobby sitting area.   | Lobby                     | Closed |
| 34 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: missing ceiling panel by sitting area in Lobby.   | Lobby                     | Closed |
| 35 | The electrical fixtures are not maintained in a safe and complete condition. Namely: missing cover plates at back of Mechanical Room.   | Mechanical Room           | Closed |
| 36 | Previously finished surface(s) is not maintained in good repair. Namely: refinishing of pipe (peeling paint) in Mechanical Room.  | Mechanical Room           | Closed |
| 37 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers in Mechanical Room.   | Mechanical Room           | Closed |
| 38 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers in Medical Room.  | Medical Room              | Closed |
| 39 | The kitchen fixture(s) and/or fitting is not maintained in good repair and good working order. Namely: water damage under counter sink in Medical Room.   | Medical Room              | Closed |
| 40 | The cupboard is not maintained in good repair and good working order. Namely: missing cabinets above sink, repair cabinet doors in Medical Room.  | Medical Room              | Closed |
| 41 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: light covers missing in Recreation Room.   | Recreation Room           | Closed |
| 42 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: light cover missing at door on roof.   | Roof Of Building          | Closed |
| 43 | The electrical connections are not maintained in good working order. Namely: power line cover missing beside walkway (wire chase) on roof.  | Roof Of Building          | Closed |
| 44 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: walls of both North and South Stairwells through building.  | Stairwells                | Closed |
| 45 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: floors of both North and South Stairwells through building.  | Stairwells                | Closed |
| 46 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers in Storage Room.  | Storage Room              | Closed |
| 47 | The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: missing drain cover in Storage Room.  | Storage Room              | Closed |
| 48 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: repair concrete at pipes by door of Storage Room.   | Storage Room              | Open   |
| 49 | Interior lighting fixtures or lamps are not maintained. Namely: light above lichenette to be removed in Superintendent's Office.  | Superintendent's Office   | Closed |
| 50 | Exterior window missing. Namely: window at A/C device in Superintendent's Office.   | Superintendent's Office   | Closed |
| 51 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely but not limited to: missing rad/vent covers on 15th & 10th floor and where required throughout building.                  | Throughout Building       | Closed |

|    |   |                     |        |
|----|---|---------------------|--------|
| 52 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: unit doors, door frames and thresholds to be refinished throughout building where required. | Throughout Building | Closed |
| 53 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers in Tool Workshop.   | Tool Workshop       | Closed |
| 54 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: remount rad/vent in Tool Workshop room.  | Tool Workshop       | Closed |
| 55 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in wall under vent in Tool Workshop room.  | Tool Workshop       | Closed |
| 56 | The electrical switches are not maintained in a safe and complete condition. Namely: damaged electrical switch in Men Washroom.   | Washroom            | Closed |
| 57 | Ceiling not maintained clean. Namely: ceiling vents to be cleaned in Men and Woman Washrooms.   | Washrooms           | Closed |
| 58 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: missing light covers in Men and Woman Washroom.                                  | Washrooms           | Closed |
| 59 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: secure rad cover in Woman Washroom.  | Washrooms           | Closed |
| 60 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: holes in ceiling of 1st floor Workshop.   | Workshop            | Closed |
| 61 | Interior lighting fixtures or lamps are not maintained. Namely: remove disabled light in 1st floor Workshop.  | Workshop            | 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.**