

MLS Building Audit Program - Details

Property Address : 15 COUGAR CRT

Legal Description: PLAN M1218 BLK B BLK F BLK G

Roll No. : 1901072380003400000

Building : **15 COUGAR CRT**

Report Date : January 18, 2019

Building Audit Date : March 16, 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	Property Standards	16 129448 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-16	26-SEP-16	100.00%
2	Property Standards	16 129449 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Mar-16	31-MAR-17	89.74%
3	Property Standards	16 129450 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Mar-16	20-NOV-17	100.00%
4	Property Standards	16 129455 PRS 00 IV	EXTERIOR WINDOW SAFETY DEVICES - DEFECTS	Closed	30-Mar-16	28-APR-16	100.00%
5	Property Standards	16 129588 PRS 00 IV	EXTERIOR CAPITAL ELEMENTS - DEFECTS	Order Issued	30-Mar-16	20-NOV-17	0.00%
6	Property Standards	16 131534 PRS 00 IV	INTERIOR CAPITAL ELEMENTS - DEFECTS	Order Issued	30-Mar-16	11-OCT-17	31.25%

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
4	Property Standards	16 129455 PRS 00 IV	EXTERIOR WINDOW SAFETY DEVICES - DEFECTS	Closed	30-Mar-16	28-APR-16	29-Apr-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 a professional or other certified person 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. To include the but not limited to Units Units# 212, #302, #305, #511, #611, #711, #807, #812, #912, #1211, #1212.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 129588 PRS 00 IV	EXTERIOR CAPITAL ELEMENTS - DEFECTS	Order Issued	30-Mar-16	20-NOV-17	4-Oct-18

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.	Exterior	Open
2	The exterior walls and their components are not being maintained in a weather tight condition.	Exterior	Open
3	The exterior walls and their components are not being maintained in good repair.	Exterior	Open
4	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 129448 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-16	26-SEP-16	2-Aug-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.	Exterior	Closed
2	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
4	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior	Closed
5	Exterior garbage containment area not screened.	Exterior Of Building	Closed
6	The balcony, 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; balcony enclosures.	Exterior 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	16 129450 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Mar-16	20-NOV-17	27-Feb-18

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely ; damaged ledge beam.	Underground Parking Area	Closed
2	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
4	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Underground Parking Area	Closed
5	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not impervious to water. Namely ; ledge beam.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely; Missing cover plates.	Underground Parking Area	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The parking or storage garage ceiling are not painted white. Namely ; ledge beam where damaged.	Underground Parking Area	Closed
11	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green wher required..	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	16 131534 PRS 00 IV	INTERIOR CAPITAL ELEMENTS - DEFECTS	Order Issued	30-Mar-16	11-OCT-17	4-Oct-18

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Corridors	Open
2	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Garage	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Laundry Room	Open
4	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Open
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Open
7	Floor and/or floor covering not kept free from holes, stains.	Throughout Building	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely ; damaged broken lifting tiles	Throughout Building	Open
10	Previously finished surface(s) in the public area of the property is not maintained in good repair where required..	Throughout Building	Open
11	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
12	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
13	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
14	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 129449 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Mar-16	31-MAR-17	4-Oct-18

No. of defects contained within the Order : **39**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely; missing lens covers.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Stained and damaged ceiling tiles.	18th Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged base board.	Basement	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Boiler Room	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Closed
6	The floor drain is not maintained in good repair. Namely; missing drain cover	Boiler Room	Closed
7	Exterior window(s) with broken/cracked glass.	Boiler Room	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; light	Boiler Room	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
10	Interior lighting fixtures or lamps are not maintained.	Boiler Room	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely; conduit box loose	Compactor Room	Closed
12	Exterior door has deteriorated/ineffective weather-proofing. Namely; damaged weather stripping	Compactor Room	Closed
13	Previously finished surface in the public area of the property is not maintained in good repair.	Compactor Room	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
15	Ceiling not maintained clean.	Compactor Room	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; excess storage	Compactor Room	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates	Elevator	Closed
18	An exterior door has no locking mechanism.	Elevator	Open
19	Door hardware/devices have been removed and not replaced.	Elevator	Open
20	Floor and/or floor covering not kept free from stains, rubbish and debris.	Elevator	Closed
21	The electrical connections are not maintained in a safe and complete condition.	Elevator	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely; loose conduit box	Laundry Room	Closed
23	Interior lighting fixtures or lamps are not maintained. Namely; missing lens cover.	Laundry Room	Closed
24	The light(s) supporting artificial light is not kept in a safe and clean condition.	Laundry Room	Closed
25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; damaged base board.	Laundry Room	Open
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Locker Room	Closed
27	The electrical switches are not maintained in good working order. Namely; damaged cover plate	Office	Closed
28	The electrical connections are not maintained in a safe and complete condition.	Roof	Closed
29	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing covers.	Roof Of Building	Closed

30	Roof and/or roof covering not kept free from stains, metal rubbish and debris.	Roof Of Building	Closed
31	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; Damage nosing	Stairway	Open
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
33	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; excess storage.	Storage Room	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
36	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
37	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
38	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Throughout Building	Closed
39	Garbage chute is not maintained in a clean and odour free 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.**