

MLS Building Audit Program - Details

Property Address : 20 TUXEDO CRT

Legal Description: CON 2 PT LOT 18

Roll No. : 1901082470007500000

Building : **20 TUXEDO CRT**

Report Date : January 17, 2020

Building Audit Date : January 19, 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 January 17, 2020

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 107577 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 28-Jan-10 | 21-JUN-10 | 100.00% |
| 2 | Property Standards | 10 107583 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 28-Jan-10 | 21-JUN-10 | 100.00% |
| 4 | Property Standards | 10 109419 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 28-Jan-10 | 21-JUN-10 | 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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 4 | Property Standards | 10 109419 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 28-Jan-10 | 21-JUN-10 | 17-Jul-15 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Exterior door is not maintained in good repair. | Exterior | Closed |
| 2 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair around rear garbage containment area. | Exterior | Closed |
| 3 | The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. | Exterior | Substantially Co |
| 4 | Immediate action has not been taken to eliminate an unsafe condition, namely loose wires and cable boxes with exposed wires | Exterior | Closed |
| 5 | Immediate action has not been taken to eliminate an unsafe condition, namely air conditioners, satellite dishes and pigeon screens. | Exterior | Substantially Co |
| 6 | The plumbing fixture(s) and/or appliance is not maintained in good working order, namely missing drain cover. | Exterior | Closed |
| 7 | The exterior walls and their components are not being maintained in good repair, namely spalling brick (Where required) | Exterior | Closed |
| 8 | Exterior garbage containment area not screened. | Exterior | Closed |
| 9 | Exterior yard that is used for the parking or storage of vehicles not maintained in good repair, namely cracks and holes. | Exterior | Closed |
| 10 | Exterior walkway not maintain, namely cracks and holes.. | Exterior | Closed |
| 11 | Exterior walkway not maintained, namely potholes. | Exterior | Closed |
| 12 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair namely exit stairwells from parking garage and stairwell near rear garbage containment area. | Exterior | Closed |
| 13 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. | Exterior | 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 107583 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 28-Jan-10 | 21-JUN-10 | 16-Feb-18 |

No. of defects contained within the Order : **44**

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

| Deficiency Details | | | |
|--------------------|---|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The location and size of openings present a hazard, namely spacing between vertical pickets exceed maximum allowable of 100 MM, to include gap from top of wall service to underside of guard, to include guard height of less than 1070 MM. | | Closed |
| 2 | The ventilation system or units are not regularly cleaned. | | Closed |
| 3 | The ceilings, to include ledge beams and expansion joint in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 4 | The ceilings in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 5 | The ceilings in the parking or storage garage are not maintained free of holes, breaks, cracks, and delamination, and are not impervious to water. | | Closed |
| 6 | The ceilings in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 7 | The ceilings in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 8 | The ceilings in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 9 | The ceilings in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 10 | The ceilings in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 11 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. | | Closed |
| 12 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. | | Closed |
| 13 | The parking or storage garage ceiling painted surface is not maintained reasonably clean. | | Closed |
| 14 | The columns in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 15 | The parking or storage garage columns painted surface is not maintained in a state of good repair. | | Closed |
| 16 | The parking or storage garage columns painted surface is not maintained reasonably clean. | | Closed |
| 17 | The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. | | Closed |
| 18 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. | | Closed |
| 19 | The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism. | | Closed |
| 20 | The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plates. | | Closed |
| 21 | The electrical receptacle are not maintained in a safe and complete condition, namely missing cover plates. | | Closed |
| 22 | The electrical connections are not maintained in a safe and complete condition, namely loose, hanging wires. | | Closed |
| 23 | The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. | | Closed |
| 24 | The plumbing system is not kept in good working order, namely missing and or damaged insulation. | | Closed |

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|----|---|--|--------|
| 25 | The plumbing system is not kept in good working order, namely missing and or damaged floor drains. | | Closed |
| 26 | Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down. | | Closed |
| 27 | Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location. | | Closed |
| 28 | The parking or storage garage does not have a designated safe-exit route. | | Closed |
| 29 | 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 |
| 30 | 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. | | Closed |
| 31 | 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 |
| 32 | The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. | | Closed |
| 33 | The walls in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 34 | The walls in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 35 | The walls in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 36 | The walls in the parking or storage garage are not maintained free of holes, breaks, cracks and delamination, and are not impervious to water. | | Closed |
| 37 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. | | Closed |
| 38 | The parking or storage garage walls painted surface is not maintained in a state of good repair. | | Closed |
| 39 | The parking or storage garage walls painted surface is not maintained reasonably clean. | | Closed |
| 40 | The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. | | Closed |
| 41 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | | Closed |
| 42 | Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | | Closed |
| 43 | The ventilation system or units are not kept in good repair and maintained in good working condition at all times. | | Closed |
| 44 | Lighting in a garage is provided at less than 50 lux. | | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 10 107577 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 28-Jan-10 | 21-JUN-10 | 30-Jun-15 |

No. of defects contained within the Order : **47**

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

| Deficiency Details | | | |
|--------------------|--|------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | The electrical fixtures are not maintained in good working order, namely unsecured fixture. | 1st Floor | Closed |
| 2 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely damaged floors, stairs and treads. | 1st Floor | Closed |
| 3 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely stairwell steps and treads. | 1st Floor | Closed |
| 4 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely damaged tile. | 1st Floor | Closed |
| 5 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | 2nd Floor | Closed |
| 6 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing and/or damaged ventilation grate. | 2nd Floor | Closed |
| 7 | Interior door is not a good fit in its frame. | 2nd Floor | Closed |
| 8 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | 4th Floor | Closed |
| 9 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | 4th Floor | Closed |
| 10 | Interior door is not a good fit in its frame. | 5th Floor | Closed |
| 11 | Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture. | 7th Floor | Closed |
| 12 | Interior lighting fixtures or lamps are not maintained, namely unsecured exit light. | 7th Floor | Closed |
| 13 | 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 tread nosing in disrepair. | 14th Floor | Closed |
| 14 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured ventilation unit. | 14th Floor | Closed |
| 15 | The electrical receptacle are not maintained in a safe and complete condition, namely missing and/or damaged covers. | Laundry Room | Closed |
| 16 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing. | Laundry Room | Closed |
| 17 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing. | Laundry Room | Closed |
| 18 | The ventilation system or unit is not regularly cleaned. | Laundry Room | Closed |
| 19 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing and/or damaged grate. | Laundry Room | Closed |
| 20 | Required handrails on stairs or ramps are less than 865mm or more than 965mm high, to include spacing between vertical pickets in excess of 100 millimetres. | Roof Of Building | Substantially Co |
| 21 | Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres, to include guard height of less than 1070 millimetres. | Roof Of Building | Substantially Co |
| 22 | Exterior door is not maintained in good repair. | Roof Of Building | Closed |
| 23 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include doors and mechanical units. | Roof Of Building | Substantially Co |
| 24 | The plumbing drain pipe(s) is not maintained in good working order. | Roof Of Building | Closed |
| 25 | The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials, namely accumulations of water, due to inadequate and/or deficient roof drainage. | Roof Of Building | Closed |
| 26 | 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 open gap between stair treads exceed maximum allowable of 100 millimetres. | Roof Of Building | Substantially Co |

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|----|--|---------------------|------------------|
| 27 | Lighting in a service room is provided at less than 200 lux. | Throughout Building | Closed |
| 28 | Interior lighting fixtures or lamps are not maintained, namely missing and/or non functioning light fixtures. | Throughout Building | Closed |
| 29 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, to include guard height less than 1070 millimetres. | Throughout Building | Closed |
| 30 | 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 damaged and defective doors and screening at storage lockers. | Throughout Building | Substantially Co |
| 31 | Door hardware/devices are not maintained in good repair, namely defective self closing devices. | Throughout Building | Closed |
| 32 | Door hardware/devices are not maintained in good repair, namely defective self closing devices. | Throughout Building | Closed |
| 33 | Floor and/or floor covering not kept in a clean and sanitary condition, namely soiled carpets. | Throughout Building | Substantially Co |
| 34 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Substantially Co |
| 35 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include corridor carpeting. | Throughout Building | Substantially Co |
| 36 | The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. | Throughout Building | Closed |
| 37 | Lighting in a storage room is provided at less than 50 lux, namely disposal rooms. | Throughout Building | Substantially Co |
| 38 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilation unit grate openings in a closed position. | Throughout Building | Substantially Co |
| 39 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. | Throughout Building | Closed |
| 40 | Required handrails on stairs or ramps are less than 865mm or more than 965mm high, to include spacing between vertical pickets and gaps exceeding maximum allowable of 100 millimetres, and presence of climbable rails. | Throughout Building | Closed |
| 41 | The electrical connections are not maintained in a safe and complete condition, namely missing cover at electrical box. | | Closed |
| 42 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | | Substantially Co |
| 43 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | | Substantially Co |
| 44 | Lighting in a storage room is provided at less than 50 lux. | | Substantially Co |
| 45 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk, debris and excessive storage. | | Substantially Co |
| 46 | The electrical connections are not maintained in a safe and complete condition, namely loose wires. | | Substantially Co |
| 47 | The plumbing fixture(s) and/or appliance is not maintained in good working order, namely missing and/or damaged drain covers. | | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**