

MLS Building Audit Program - Details

Property Address : 21 WELSFORD GDNS

Legal Description: CON 4 EY PT LOT 8 PLAN 2406 PARTS 1 & 2

Roll No. : 1908122220001000000

Building : **21 WELSFORD GDNS**

Report Date : **January 18, 2019**

Building Audit Date : **February 24, 2012**

**** 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	Fence	12 133223 FEN 00 IV	FENCING INVESTIGATION	Closed	9-Mar-12	08-MAY-12	20.00%
2	Property Standards	12 128902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Mar-12	09-JUL-12	100.00%
3	Property Standards	12 133234 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Mar-12	09-JUL-12	100.00%
4	Property Standards	12 133287 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Mar-12	09-JUL-12	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	12 133287 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Mar-12	09-JUL-12	25-Mar-15

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
2	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Stairway	Closed
3	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	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: Vehicle	Underground Parking Area	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Substantially Co
6	The electrical connections are not maintained in good working order, namely :	Underground Parking Area	Closed
7	The property is not maintained and/or kept clean in accordance with the standards, namely : Louvers for ventilation	Underground Parking Area	Closed
8	Immediate action has not been taken to eliminate an unsafe condition, namely : Electrical fixture attached to plumbing system	Underground Parking Area	Closed
9	The floor drain is not maintained in good repair, namely : Bolcked drain	Underground Parking Area	Closed
10	The floor drain is not maintained in good repair.	Underground Parking Area	Closed
11	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.	Underground Parking Area	Closed
12	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
13	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.	Underground Parking Area	Closed
14	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.	Underground Parking Area	Closed
15	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.	Underground Parking Area	Closed
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
17	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	Underground Parking Area	Closed
18	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
19	Lighting in a service room / area is provided at less than 200 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 133234 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Mar-12	09-JUL-12	25-Nov-14

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order, namely : Loose wires	East	Closed
2	Exterior walkway not maintained.	Entranceway	Closed
3	The hedge(s), shrub(s), tree(s) and/or plant has been planted and/or maintained in a manner which is obstructing the view of vehicular traffic.	Exterior	Substantially Co
4	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.	Exterior	Closed
5	The property is not maintained and/or kept clean in accordance with the standards.	Exterior	Closed
6	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Substantially Co
7	Exterior door is not maintained in good repair, namely : Deteriorated paint	Exterior Of Building	Closed
8	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents 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 acceptable to ensure that the installation of the air-conditioner is 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.	Exterior Of Building	Substantially Co
9	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.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair, namely : Missing blocks/bricks and vent cover	North	Closed
11	Immediate action has not been taken to eliminate an unsafe condition, namely : Opening adjacent to manhole	North	Closed
12	The property has not been repaired in accordance with the standards, namely : Deteriorated paint on light fixture poles	Parking Area	Closed
13	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Ramp	Closed
14	The exterior walls and their components are not being maintained in good repair, namely : Deteriorated paint / finish	Ramp	Closed
15	Exterior door is not maintained in good repair, namely : Deteriorated finish	Ramp	Closed
16	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.	Ramp	Closed
17	The retaining wall is not being maintained in good repair.	South East	Closed
18	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	South East	Closed
19	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	South East	Closed
20	The balcony and/or the supporting structural member(s) is not maintained in good repair, namely : Deteriorated concrete	West	Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 128902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Mar-12	09-JUL-12	25-Nov-14

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 1st. floor Hallway. Access cover on ceiling is not secured properly.	1st Floor	Closed
2	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 6th Floor. Missing Fire damper in garbage chute. 3rd Floor. Garbage chute self closer needs adjustment.	6th Floor	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Unit 1111. Paint door and frame as required.	11th Floor	Substantially Co
4	The electrical fixtures are not maintained in good working order. Namely: Broken electrical outlet.	11th Floor	Closed
5	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 11th Floor. Line markings on wall.	11th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler room. Repair hole in wall and replace missing electrical cover plate.	Boiler Room	Closed
7	The floor drain is not maintained in good repair. Boiler room. Replace missing floor drain cover.	Boiler Room	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Clean and clear all debris and discarded materials from the boiler room.	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely: Boiler room. Secure hanging wires on wall for thermostat.	Boiler Room	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely: Boiler service room. Upgrade lighting to 200Lux.	Boiler Room	Closed
11	Lighting in a service room is provided at less than 200 lux. Namely: Garbage Compactor Room. Upgrade lights to 200 Lux at floor level. Remove hanging/loose wires. Deteriorated insulation on pipes to be removed. Clean/clear cobwebs.	Compactor Room	Closed
12	Adequate ventilation has not been provided. Namely: Hallway. Adequate ventilation is not being provided throughout building.	Hall	Substantially Co
13	Lighting in a service hallway is provided at less than 50 lux. Namely: Upgrade lighting level to an average of 50 Lux at floor level.	Hall	Closed
14	The electrical fixtures are not maintained in a safe and complete condition. Namely: Laundry room. Missing lens cover on light fixture.	Laundry Room	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Laundry room. Clean lint accumulation behind machines.	Laundry Room	Closed
16	Dwelling unit window that is capable of being opened has no screen. Namely: Laundry Room. Missing window screen.	Laundry Room	Closed
17	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
18	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Substantially Co
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker Room. Replace insulation in wall and replace drywall above lockers.	Locker Room	Closed
21	Lighting in a storage room is provided at less than 50 lux. Namely: Locker room. Upgrade lighting to 50 Lux.	Locker Room	Closed
22	Lighting in a service stairway is provided at less than 50 lux. Namely: Upgrade lighting in stairway to an average of 50 lux at floor level.	Stairway	Substantially Co
23	The electrical fixtures are not maintained in a safe and complete condition. Namely: Storage Room. Ceiling light fixture to be secured. replace insulation on pipes. Remove electrical wires from pipes in ceiling.	Storage Room	Closed

24	The floor drain is not maintained in good repair. Namely: Storage Room. Replace missing floor drain cover.	Storage Room	Closed
25	The ventilation system or unit is not regularly cleaned. Namely: Throughout building. Replace/clean all wall vents in the hallway.	Throughout Building	Closed
26	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Electrical Rooms. Repair holes in ceiling. Clean on top of electrical panels.	Throughout Building	Closed
27	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Stairway to penthouse suites, additional handrail is required on wall.		Closed
28	Lighting in a service room is provided at less than 200 lux. Namely: Meter Room/Fire alarm service room. Upgrade lighting to 200 Lux. Remove loose/hanging wires. Replace missing cover plate. Clean and clear debris from the floor.		Closed
29	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Missing stair guard strips on stair nosing.		Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Damaged wall plaster. Near units 703, 706, 707,709, 1004 & 1203.		Substantially Co
31	The electrical fixtures are not maintained in a safe and complete condition. Namely: Bell Room. Replace missing cover plate. Repair holes in ceiling.		Closed
32	The electrical fixtures are not maintained in a safe and complete condition. Namely: Stairway to penthouse level. Lens cover missing on light fixture.		Closed
33	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: West stairway exit. Door frame show signs of corrosion and deterioration. Repairs are required.		Substantially Co
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Pool Room. Clean and clear debris and discarded materials from the floor. Repair wall finish.		Substantially Co
35	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Near Meter room. Radiator in the hallway. Missing radiator cover.		Closed
36	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 6th floor. Deteriorated paint finish on wall near elevator.		Substantially Co

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.**