

MLS Building Audit Program - Details

Property Address : 25 COUGAR CRT

Legal Description: PLAN M1218 BLK A BLK H

Roll No. : 1901072380003600000

Building : **25 COUGAR CRT**

Report Date : January 17, 2020

Building Audit Date : October 20, 2009

**** 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	09 181287 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Dec-09	31-AUG-10	100.00%
2	Property Standards	09 181861 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	31-DEC-10	100.00%
3	Property Standards	09 192069 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	31-JUL-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
2	Property Standards	09 181861 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	31-DEC-10	25-Jul-13

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained, namely cracking, depressions and pot holes at driveway and parking areas.	Driveway	Substantially Co
2	Exterior yard surface and/or similar areas not maintained, namely deteriorated concrete at planter box.	Exterior	Closed
3	Exterior walkway not maintained, to include deteriorated and/or damaged interlock.	Exterior	Closed
4	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion, namely tree stumps causing trip hazard.	Exterior	Closed
5	The electrical fixtures are not maintained in a safe and complete condition, namely missing, damaged and/or unsecured access panel door, at cable box.	Exterior Of Building	Substantially Co
6	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Substantially Co
7	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.	Throughout Building	Substantially Co
8	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
9	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	Closed
10	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely spalling bricks.	Throughout Building	Closed
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 being maintained free from defects and/or hazards, namely undue storage (to include bicycles) on balconies.	Throughout Building	Closed
12	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 and/or damaged balcony panels.	Throughout Building	Substantially Co
13	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Closed
14	Equipment/attachment appurtenant to the building and window components is not properly anchored, namely, window air conditioner units.	Throughout Building	Closed
15	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Throughout Building	Closed
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		Closed
17	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.		Closed
18	The required guard on top of the retaining wall is not maintained free from defects, hazards and does not comply with the requirements of the Toronto Municipal Code, Chapter 629.		Closed
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings and are not maintained in accordance with the Toronto Municipal Code, Chapter 629, namely guards at exterior stairwell exits and top of parking garage ramp retaining wall area.		Closed
20	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres, (to include gap at bottom), namely guards at exterior stairwell exits from parking garage and guard at top of garage ramp retaining wall area.		Closed

21	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, to include gap at bottom in excess of 100 mm.		Substantially Co
22	The light standard(s) supporting artificial light is not kept in good repair and in good working order, namely missing light fixture.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 181287 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Dec-09	31-AUG-10	20-May-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair, namely cracked and spalling concrete.	Ramp	Closed
2	The required guard(s) are not installed or maintained in accordance with the Toronto Municipal Code, Chapter 629, to include missing and/or broken pickets.	Ramp	Substantially Co
3	Driveway(s) and/or similar areas not maintained, namely, cracked and spalling concrete.	Ramp	Substantially Co
4	The ceilings, to include expansion joint(s) and ledge beam(s) in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Substantially Co
5	The ceilings in the parking or storage garage are not impervious to water.		Substantially Co
6	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks, throughout parking garage, where required.		Closed
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.		Closed
8	The parking or storage garage is used to keep junk or rubbish.		Closed
9	The parking or storage garage is used to keep junk or rubbish, to include derelict vehicles, throughout parking garage, where required.		Closed
10	The electrical receptacles, to include switches and boxes are not maintained in a safe and complete condition, namely missing and/or damaged covers.		Closed
11	The electrical connections are not maintained in a safe and complete condition, namely loose wires.		Closed
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
13	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking and driveway areas.		Closed
14	Interior lighting fixtures or lamps are not maintained.		Closed
15	The property is not being kept free of rodents, vermin, insects or other pests, namely cockroaches.		Closed
16	The plumbing system is not kept free defects, namely damaged floor grates, throughout parking garage, where required.		Closed
17	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
18	The parking or storage garage does not have a designated safe-exit route.		Closed
19	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
20	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
21	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
22	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, namely ventilation unit not operable.		Closed
23	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
24	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Substantially Co

25	The walls in the parking or storage garage are not impervious to water.		Substantially Co
26	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Closed
27	Interior lighting fixtures or lamps are not maintained.		Closed
28	The plumbing system is not kept in good working order, namely loose and deteriorated piping insulation.		Closed
29	The plumbing system is not kept free from leaks or defects.		Closed
30	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely wood and mesh storage areas.		Closed
31	The ventilation system or unit is not kept in good repair , namely damaged and loose vent grates.		Closed
32	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.		Substantially Co
33	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: pool room area.		Closed
34	The required guard(s) and handrail(s) are not installed or maintained in accordance with the Toronto Municipal Code, Chapter 629, to include missing and/or broken pickets.		Substantially Co
35	Exterior steps not maintained, namely cracked and delaminated concrete at stair treads, to include nosing.		Closed
36	The plumbing system is not kept free of defects, namely missing and/or damaged floor drain covers.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 192069 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	31-JUL-10	19-Jul-13

No. of defects contained within the Order : **56**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	3rd Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing device.	6th Floor	Closed
4	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing and/or damaged dampers.	8th Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective latch.	8th Floor	Closed
6	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured electrical panel doors.	10th Floor	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate.	14th Floor	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mat.	15th Floor	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective door knob.	15th Floor	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely damaged carpet.	16th Floor	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely stair treads.	16th Floor	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair.	18th Floor	Closed
13	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	18th 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 grate.	19th Floor	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	19th Floor	Closed
16	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute door.	19th Floor	Closed
17	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	20th Floor	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged moulding.	20th Floor	Closed
19	The floor drain is not maintained in good repair, namely damaged and/or missing floor drain.	Basement	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
21	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Electrical Room	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged concrete block.	Electrical Room	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely garbage and litter.	Throughout Building	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely garbage and storage of waste items.	Throughout Building	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely soiled and stained carpets.	Throughout Building	Closed

26	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair, namely holes and gaps.	Throughout Building	Closed
27	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
28	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
29	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair, namely holes and gaps.	Throughout Building	Closed
30	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
31	The guards/handrails and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards and in accordance with the Toronto Municipal Code, Chapter 629.	Throughout Building	Closed
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Throughout Building	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
34	Previously finished wall(s) in the public area of the property is not maintained in good repair, to include refinishing.	Throughout Building	Closed
35	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
36	Wall(s) not maintained clean.	Throughout Building	Closed
37	The ventilation system or unit is not regularly cleaned, to include corridor ventilation units.	Throughout Building	Closed
38	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely corridor ventilation not operable 24/7.	Throughout Building	Substantially Co
39	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
40	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely garbage and junk.		Closed
41	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely holes at bulk head.		Closed
42	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate.		Closed
43	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate.		Closed
44	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or damaged light fixture.		Closed
45	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate at electrical box.		Closed
46	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged light fixture cover.		Closed
47	Interior lighting fixtures or lamps are not maintained, namely missing fixture.		Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
49	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
50	The floor drain is not maintained in good repair, namely missing and/or damaged floor drain.		Closed
51	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely space between treads exceed maximum allowable distance of 100 MM.		Closed
52	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
53	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing device.		Closed
54	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk, garbage and storage items.		Closed
55	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk, garbage and storage items.		Closed
56	Lighting in a service room is provided at less than 200 lux.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :25
COUGAR CRT**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**