

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 18, 2019

Building Audit Date : January 18, 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 105781 PRS 00 IV		Closed	27-Jan-16	26-JAN-17	100.00%
2	Property Standards	16 105784 PRS 00 IV		Closed	27-Jan-16	21-APR-17	100.00%
3	Property Standards	16 105806 PRS 00 IV		Closed	27-Jan-16	24-OCT-16	100.00%
4	Property Standards	16 105809 PRS 00 IV	Window Safety and undue storage at balconies	Closed	27-Jan-16	26-FEB-16	100.00%
5	Waste	16 105794 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	27-Jan-16	16-FEB-16	N/A**

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 105809 PRS 00 IV	Window Safety and undue storage at balconies	Closed	27-Jan-16	26-FEB-16	12-Jul-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition, Namely undue storage on balconies, and to include bicycles hanging over balcony panels.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition, Namely flower pots hanging over balcony panel.	Exterior	Closed
3	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 wood balcony enclosures.	Exterior	Closed
4	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 the owner or building manager 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, Namely missing window safety device at unit #1010.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 105784 PRS 00 IV		Closed	27-Jan-16	21-APR-17	27-Apr-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained, Namely but not limited to crack and deteriorated curbs at walkway.	Exterior	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, Namely damaged chain linked fence.	Exterior	Closed
3	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 deteriorated and rusted balcony panels.	Exterior	Closed
4	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 dmagaed and deteriorated balcony slabs with exposed re-bar.	Exterior	Closed
5	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.	Exterior	Closed
6	The exterior walls and their components are not being maintained in good repair, Namely but not limited to deteriorated and peeling paint at shear walls.	Exterior	Closed
7	Parking space(s) and/or similar areas not maintained, Namely the re-painting of yellow parking spaces.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 105781 PRS 00 IV		Closed	27-Jan-16	26-JAN-17	27-Jan-17

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level, Namely the re-finishing of the white painted walls.	Parking Garage	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair, Namely but not limited to deteriorated and peeling paint at walls.	Parking Garage	Closed
3	The walls in the parking or storage garage are not impervious to water.	Parking Garage	Closed
4	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.	Parking Garage	Closed
5	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.	Parking Garage	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black, Namely the re-finishing of black paint at columns.	Parking Garage	Closed
7	The parking or storage garage ceiling are not painted white, Namely the re-finishing of the white painted ceilings.	Parking Garage	Closed
8	The ceilings in the parking or storage garage are not impervious to water.	Parking Garage	Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Garage	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection, Namely missing lens covers on all light fixtures.	Parking Garage	Closed
11	Parking space(s) and/or similar areas not maintained, Namely the re-finishing of yellow parking spaces.	Parking Garage	Closed
12	The light standard(s) supporting artificial light is not kept in good repair and in good working order, Namely burnt out light bulbs.	Parking Garage	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 105806 PRS 00 IV		Closed	27-Jan-16	24-OCT-16	5-Jun-17

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained, Namely deteriorated paint on hallway floors.	Basement	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, Namely cracked tile at baseboards.	Basement	Closed
3	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
5	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
6	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.	Interior	Closed
7	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Interior	Closed
8	Handrails not provided on both sides of stairway including landing other than where interrupted by doorway or newel at change of direction, Namely missing second handrail at entrance to laundry room and stairwell to lower basement floor.	Interior	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair, Namely peeling paint in chute rooms.	Interior	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, Namely cracked tiles in front of elevators.	Interior	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, Namely stained carpets.	Interior	Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, Namely missing fire damper.	Interior	Closed
13	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, Namely but not limited to missing self closer at chute door.	Interior	Closed
14	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, Namely but not limited to chute mechanism not fully attached to wall.	Interior	Closed
15	Garbage disposal room is not maintained in a clean and odour free condition, Namely but not limited to garbage and loose materials left on chute room floors.	Interior	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, Namely missing tiles in chute room.	Interior	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained, Namely but not limited to deteriorated and peeling paint at stairwell floors.	Interior	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair, Namely peeling paint along baseboards.	Interior	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, Namely peeling paint and plaster pops in hallway.	Interior	Closed
21	Door hardware/devices are not maintained in good repair, Namely but not limited to missing and damaged numbers at unit doors.	Interior	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, Namely but not limited to the re-pairing, and re-finishing of chute room and unit doors/frames.	Interior	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, Namely drop down ceiling.	Interior	Closed
24	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements, Namely graffiti in stairwell.	Interior	Closed

25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Interior	Closed
26	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, Namely broken cover at hallway ventilation system.	Interior	Closed
27	Interior lighting fixtures or lamps are not maintained, Namely burnt light bulb.	Laundry Room	Closed
28	The plumbing system is not kept in good working order, Namely leaking sink in cleaners closet.	Laundry Room	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition, Namely dirty floors in laundry room.	Laundry Room	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, Namely broken shelf at wall over laundry machines.	Laundry Room	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection, Namely missing lens cover.	Laundry Room	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition, Namely dirty floors in cleaners closet.	Laundry Room	Closed
34	The property is not maintained and/or kept clean in accordance with the standards, Namely but not limited to garbage, clothes, bikes, and other loose objects.	Locker Rooms	Closed
35	Lighting in a storage room is provided at less than 50 lux.	Locker Rooms	Closed
36	Lighting in a storage room is provided at less than 50 lux.	Stroage room	Closed
37	The electrical connections are not maintained in good working order, Namely loose wires hanging from the ceiling.	Work Shop	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Work Shop	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.**