

MLS Building Audit Program - Details

Property Address : 25 STONG CRT

Legal Description: PLAN M1004 BLK G

Roll No. : 1908013080001000000

Building : 25 STONG CRT

Report Date : January 18, 2019

Building Audit Date : February 03, 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 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 | 10 119180 PRS 00 IV | INTERIOR COMMON ELEMENTS | Closed | 5-Mar-10 | 31-DEC-10 | 100.00% |
| 2 | Property Standards | 10 119806 PRS 00 IV | EXTERIOR COMMON ELEMENTS | Closed | 5-Mar-10 | 02-MAY-11 | 100.00% |
| 3 | Property Standards | 10 119827 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 5-Mar-10 | 31-DEC-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 | 10 119806 PRS 00 IV | EXTERIOR COMMON ELEMENTS | Closed | 5-Mar-10 | 02-MAY-11 | 31-Aug-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | 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 |
| 2 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water . | Exterior | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 10 119827 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 5-Mar-10 | 31-DEC-10 | 25-Mar-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Lighting in a garage is provided at less than 50 lux. | Garage | Closed |
| 2 | The parking garage is used to keep vehicles that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. | Garage | Closed |
| 3 | The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code. | Garage | Closed |
| 4 | The electrical connections are not maintained in a safe and complete condition. (Namely: Uncapped electrical junctions, repair as required) | Garage | Closed |
| 5 | The property (Sprinkler Room) is not kept clean in accordance with the standards. | Garage | Closed |
| 6 | 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. | Garage | 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 119180 PRS 00 IV | INTERIOR COMMON ELEMENTS | Closed | 5-Mar-10 | 31-DEC-10 | 23-Mar-10 |

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

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

| Deficiency Details | | | |
|--------------------|---|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The electrical receptacle are not maintained in good working order. (Namely: Loose duplex cover) | 5th Floor | Closed |
| 2 | Interior door not maintained in good repair. (Namely: Door sheathing punctured) | 8th Floor | Closed |
| 3 | Finished surface not free from markings. (Namely: graffiti tag) | 10th Floor | Closed |
| 4 | The electrical receptacle are not maintained in good working order. (Namely: Loose duplex cover) | 12th Floor | Closed |
| 5 | Interior door not maintained in good repair. (Namely: Interior door sheathing damaged) | 12th Floor | Closed |
| 6 | The treads are not maintained in good repair. (Namely: Nosing separating from tread) | 13th Floor | Closed |
| 7 | Wall not maintained free of holes. | Basement | Closed |
| 8 | Ceiling not maintained free of holes. | Basement | Closed |
| 9 | Lighting in a service room is provided at less than 200 lux. | Basement | Closed |
| 10 | Lighting in a service room is provided at less than 200 lux. | Basement | Closed |
| 11 | Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. | Basement | Closed |
| 12 | The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. | Basement | Closed |
| 13 | Ceilings constructed for the purpose of separation is not of a gas tight construction. (Namely: Perforation in ceiling) | Closet | Closed |
| 14 | The electrical fixtures are not maintained in a safe and complete condition. (Namely: Panel doors on elevator cabinets missing) | Roof Of Building | Closed |
| 15 | Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. | Roof Of Building | Closed |
| 16 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. (Namely: Vent covers painted in closed position) | Throughout Building | Closed |
| 17 | Corridor serving residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. | Throughout Building | Closed |
| 18 | The interior closet not kept clean in accordance with the standards. (Namely: Dust and debris, clean as required) | Throughout Building | Closed |
| 19 | Lighting in stairway is provided at less than 50 lux. | Throughout Building | 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.**