

MLS Building Audit Program - Details

Property Address : 2 BIGGIN CRT

Legal Description: PLAN M725 BLK A

Roll No. : 1908121180085000000

Building : **2 BIGGIN CRT**

Report Date : January 18, 2019

Building Audit Date : May 31, 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 185618 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-10	05-OCT-10	100.00%
2	Property Standards	10 185672 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-10	05-OCT-10	100.00%
6	Waste	10 185820 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	7-Jun-10	14-JUN-10	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
2	Property Standards	10 185672 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-10	05-OCT-10	25-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order, namely missing receptacle cover.	Building	Closed
2	The balcony slabs and guards are not maintained in good repair.	Building	Closed
3	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
4	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.	Building	Closed
5	Immediate action has not been taken to eliminate an unsafe condition, namely air conditioners, satellite dishes and venting.	Building	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exit	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exit	Closed
8	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.	Exterior	Closed
9	Exterior steps not maintained.	Exterior	Closed
10	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; metal posts.	Exterior	Closed
11	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Exterior	Closed
12	Exterior garbage containment area not screened and/or maintained .	Exterior	Closed
13	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Closed
14	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
15	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
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
17	Exterior walkway not maintained.	Exterior	Closed
18	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	Exterior Of Building	Closed
19	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Exterior Of Building	Closed
20	Exterior door is not maintained in good repair.	Garage	Closed
21	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.	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 185618 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-10	05-OCT-10	14-Jul-11

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: Deteriorated paint/plaster on ceiling and hole in wall. Repairs required.	1st Floor	Closed
2	Door(s) and/or hatch(es) providing access to ceiling. Namely: Secure/repair access door to ceiling. Near unit 107.	1st Floor	Closed
3	Floor and/or floor covering not kept free from stains. Namely: Lower floor surface is stained. Refinishing is required.	1st Floor	Closed
4	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Walls are defaced and marked with graffiti. Ceiling, walls and floor require refinishing. Both Storage rooms on the first floor.	1st Floor	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Missing a section of chair moulding on wall. Repairs are required.	1st Floor	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on ceiling junction box.	1st Floor	Closed
7	Wall(s) not maintained clean. Namely: Storage room/locker room, walls and ceiling need painting.	3rd Floor	Closed
8	Wall(s) not maintained. Namely: Remove unused hook on the wall, near fire hose cabinet.	3rd Floor	Closed
9	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Floor tile is broken near unit 311.	3rd Floor	Closed
10	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire damper missing in garbage chute. Self closing device is broken. Wall finish has bubbled on wall.	4th Floor	Closed
11	Door does not provide a reasonable degree of privacy and safety. Namely: Hole in door. Repairs required. Also repair damaged door at Apt.411	4th Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated paint/plaster on wall for roof access hatch.	4th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair holes in ceiling. Remove loose/hanging wires. Replace electrical cover plate where missing. Clean and clear all discarded materials, mechanical parts and debris from the boiler room.	Boiler Room	Closed
14	Lighting in a service room is provided at less than 200 lux. Namely: Boiler room lighting needs upgrading.	Boiler Room	Closed
15	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
16	The handrails, and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	Boiler Room	Closed
17	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.	Boiler Room	Closed
18	Guard is less than 1,070 millimetres high.	Boiler Room	Closed
19	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Boiler Room	Closed
20	Lighting in a Compactor room is provided at less than 50 lux. Namely: Upgrade lighting in compactor room.	Compactor Room	Substantially Co
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair hole in ceiling in electrical room, remove loose/hanging wires.	Electrical Room	Substantially Co
22	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : Elevator door when open is not level with floors when occupied. Repaired as required.	Elevator	Substantially Co
23	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. Namely: Upgrading of illumination is required.	Hall	Substantially Co

24	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean /clear all lint and dust from behind dryers and waching machines in Laundry room.	Laundry Room	Closed
25	The electrical connections are not maintained in good working order. Namely: Ceiling light fixture, not in operation should be removed.	Laundry Room	Closed
26	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Laundry room area. Adjacent room must be used as a storage room or washroom. Alterations may be required.	Laundry Room	Closed
27	Ceiling not maintained clean. Namely: Due to smoke damage, ceiling needs painting. Repair broken light fixture. Access cover plate is missing on ceiling. Walls also need painting.	Locker Room	Closed
28	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard. The guard height should be 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairways	Closed
29	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: A second handrail is required.	Stairways	Closed
30	Lighting in a service stairway is provided at less than 50 lux. Upgrading of lighting is required.	Stairways	Closed
31	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Storage rooms on the ground floor. All discarded materials, furniture and appliances that are not in use are required to be cleared from the storage room.	Storage Rooms	Closed
32	Lighting in a storage room is provided at less than 50 lux. Namely: All storage rooms/locker rooms lighting levels are required to be upgraded to 50Lux.	Throughout Building	Closed
33	The ventilation system or unit is not regularly cleaned. Namely: Clean all hallway vents as required.	Throughout Building	Closed
34	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Repair garbage chute door in garbage room on the 2nd floor. Please note: All discontinued garbage chutes should be inspected by the Fire Department.	Throughout Building	Closed
35	Adequate ventilation has not been provided. Namely: Hallway ventilation is not working.	Throughout Building	Closed
36	The (stairs, treads, risers, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Metal trim on the N/W stairway, stair nosing is defective. Also areas where surface rust is visiable on the stair nosing, repairs and refinishing is required.	Throughout Building	Closed

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.**