

MLS Building Audit Program - Details

Property Address : 3 SWIFT DR

Legal Description: PLAN M735 LOT 7

Roll No. : 1908121220001000000

Building : 3 SWIFT DR

Report Date : January 17, 2020

Building Audit Date : May 15, 2013

** 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	13 169580 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	20-JAN-14	100.00%
2	Property Standards	13 170398 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	21-OCT-13	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
1	Property Standards	13 169580 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	20-JAN-14	30-Nov-15

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects.	Exterior	Closed
2	The retaining wall is not being maintained free from hazards. Namely; exposed re-bar.	Exterior	Closed
3	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely; Spalling bricks.	Exterior	Closed
4	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Exterior	Closed
5	The retaining wall is not being maintained in good repair.	Exterior	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted flashing.	Exterior	Closed
7	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
8	Exterior steps, not maintained.	Exterior Of Building	Substantially Co
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rails and balcony screening where required.	Exterior Of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Balcony Slab finish.	Exterior Of Building	Closed
11	The exterior walls and their components are not being maintained in good repair. Namely; Spalling bricks.	Exterior Of Building	Closed
12	Extension cords or other extensions are used as a permanent wiring system.	Garage	Closed
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely; tuck pointing.	Garage Area	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks throughout where required.	Interior	Closed
15	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely; damaged flashing.	North Side of Building	Closed
16	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent 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 the installation of the air-conditioner has been 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.	Throughout Building	Closed
17	The balcony, or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely; damaged balcony slabs.	Throughout Building	Closed
18	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.	Throughout 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	13 170398 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	21-OCT-13	10-Nov-14

No. of defects contained within the Order : **27**

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 concrete.	4th Floor	Substantially Co
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
3	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
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
5	The electrical connections are not maintained in good repair, namely loose and unsecured wires.	Boiler Room	Substantially Co
6	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Boiler Room	Closed
7	The electrical fixtures are not maintained in good repair, namely missing cover plate.	Electrical Room	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Front	Closed
9	The ventilation system or unit is not kept in good repair, namely missing vent cover.	Laundry Room	Closed
10	Interior lighting fixtures or lamps are not maintained, namely missing fixture covers.	Laundry Room	Closed
11	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Substantially Co
12	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Locker Room	Closed
13	The ventilation system or unit is not regularly cleaned.	Locker Room	Closed
14	Exterior door has defective hardware, namely self closing device.	North East	Closed
15	Exterior door not maintained weather-tight, and is not a good fit in its frame.	North East	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, namely roof access ladder adjacent to landing guard.	Stairway	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
18	Ceiling and walls not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Co
19	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
20	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
21	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	Throughout Building	Closed
22	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
23	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
24	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
25	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.	Throughout Building	Closed
26	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Throughout Building	Substantially Co

27	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.	Throughout Building	Closed
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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.**