

MLS Building Audit Program - Details

Property Address : 45 GREENCREST CRCT

Legal Description: PLAN M873 PT BLK B

Roll No. : 1901081070016000000

Building : **45 GREENCREST CRCT**

Report Date : January 17, 2020

Building Audit Date : December 13, 2011

**** 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	11 327518 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Dec-11	23-APR-12	100.00%
2	Property Standards	11 331137 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Dec-11	30-APR-12	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	11 331137 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Dec-11	30-APR-12	2-Nov-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Building	Closed
2	The surface of a window is not kept reasonably clean	Building	Closed
3	Dwelling unit window that is capable of being opened has no screen, to include ripped and/or damaged screen.	Building	Closed
4	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair, namely delamination on balcony slabs, and exposed rebar.	Building	Closed
5	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.	Building	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents 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 acceptable to ensure that the installation of the air-conditioner is 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.	Building	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged concrete surrounding ventilation shaft.	Exterior	Closed
8	The ventilation system or unit is not regularly cleaned, namely ventilation shafts.	Exterior	Closed
9	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
11	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.	Exterior	Closed
12	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.	Exterior	Closed
13	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Closed
14	The grass is not being maintained in a living condition.	Exterior	Substantially Co
15	Exterior garbage containment area not screened.	Exterior	Closed
16	The exterior walls and their components are not being maintained in good repair.	Exterior	Substantially Co
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.	Exterior	Closed
18	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of Building	Closed

19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
20	The exterior walls and their components are not being maintained in good repair, namely hole in wall, deteriorated mortar and spalling brick.	Exterior Of Building	Substantially Co
21	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.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 327518 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Dec-11	23-APR-12	28-Sep-12

No. of defects contained within the Order : **55**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely lights burnt out.	1st Floor	Closed
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint walls.	Basement	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Basement	Closed
4	Previously finished surface in the public area of the property is not maintained in good repair. Namely poor repairs to basement ceiling.	Basement	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Basement	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
8	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
9	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Boiler Room	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plates.	Boiler Room	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing drain cover.	Boiler Room	Closed
13	Wall(S) not maintained free of holes, cracks, damaged and deteriorated materials. Namely water penetration causing damage to cinder block.	Boiler Room	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plates.	Compactor Room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling.	Electrical Room	Closed
17	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Ground Floor	Closed
18	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind machines and room itself.	Laundry Room	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint.	Laundry Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling.	Laundry Room	Closed
21	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. Namely Lobby lighting.	Lobby	Closed
22	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
23	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
24	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely replace mat or level floor.	North	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplate.	Office	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Office	Closed

27	Extension cords or other extensions are used as a permanent wiring system.	Office	Closed
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely hole in door.	Office	Closed
29	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.	Roof Of Building	Closed
30	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Closed
31	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
32	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
33	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.	Stairway	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely electrical cover plates.	Throughout Building	Closed
35	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely all replace and or repair all tiles in similar matching tiles.	Throughout Building	Closed
36	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
37	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Throughout Building	Closed
38	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean and clear.	Throughout Building	Substantially Co
39	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all electrical closets.	Throughout Building	Closed
40	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely replace drain covers.	Throughout Building	Substantially Co
41	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely adjust where required to ensure all chutes are self-closing.	Throughout Building	Closed
42	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
43	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
45	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely repair and secure all chicken wiring.	Throughout Building	Closed
46	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint all locker rooms.	Throughout Building	Closed
47	The lighting fixture is not maintained in a clean condition. Namely clean light fixtures with insects in them.	Throughout Building	Substantially Co
48	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
49	Lighting in a service room is provided at less than 200 lux. To include Boiler room, Electrical closets, compactor rooms, Compactor Room all service rooms in the building.	Throughout Building	Closed
50	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
51	Interior lighting fixtures or lamps are not maintained. Namely any broken or damaged lenscovers.	Throughout Building	Closed
52	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Throughout Building	Closed
53	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
54	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
55	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to poor repair near #109 and all similar repairs.	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.**