

## MLS Building Audit Program - Details

**Property Address :** 39-45 PARKCREST DR

Legal Description: PLAN 1734 PT LOT 6 TO 11PT RP 64R4990 PART 1

Roll No. : 1901072100015000000

Building : 45 PARKCREST DR

**Report Date :** October 12, 2018

**Building Audit Date :** December 08, 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 October 12, 2018

### Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
2	Property Standards	11 324263 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Dec-11	13-JUN-12	100.00%
3	Property Standards	11 324278 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	16-APR-12	100.00%
4	Property Standards	11 324314 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	16-APR-12	100.00%
5	Waste	11 324242 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	16-Dec-11	16-JAN-12	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
3	Property Standards	11 324278 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	16-APR-12	30-Jun-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guards not constructed or maintained in accordance with Subsection 19.D.	Exterior	Closed
2	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Substantially Co
3	Exterior garbage containment area not screened.	Exterior	Closed
4	The light standard(s) supporting artificial light is not kept in good repair and in good working order	Exterior	Closed
5	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior	Closed
6	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely : Cable box cover not secured	Exterior	Closed
7	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.	Exterior Of Building	Closed
8	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
9	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
10	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	Closed
11	The electrical connections are not maintained in good working order, namely : Loose wires/cables	Exterior Of Building	Closed
12	An exterior door has a defective locking mechanism.	Lobby	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 324263 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Dec-11	13-JUN-12	28-Mar-14

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
3	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
4	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
5	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Closed
10	The electrical switches are not maintained in good working order. Namely; missing cover.	Underground Parking Area	Closed
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
12	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The water pipes are not connected to the sewage system.	Underground Parking Area	Closed
14	The floor drain is not maintained in good repair.	Underground Parking Area	Closed
15	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
16	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
17	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.	Underground Parking Area	Closed
18	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.	Underground Parking Area	Closed
19	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
20	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing vent cover.	Underground Parking Area	Closed
21	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
22	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 324314 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Dec-11	16-APR-12	29-Aug-14

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
2	Ceiling not maintained clean, namely ; Stain	1st Floor	Closed
3	The ventilation system is not kept in good repair, namely ; Missing vent cover	1st Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
5	Floor covering not kept free from stains.	2nd Floor	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely : Damaged /stained tiles	7th Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely : Damaged tiles	7th Floor	Closed
8	The ventilation system is not kept in good repair, namely : Missing vent cover	Basement	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
11	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate(s)	Boiler Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Compactor Room	Closed
14	The electrical connections are not maintained in good working order, namely ; Loose wires	Electrical Room	Closed
15	The ventilation system is not kept in good repair, namely : Missing vent cover	Electrical Room	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Closed
17	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
18	Interior lighting fixtures or lamps are not maintained, namely ; cracked lens cover	Laundry Room	Closed
19	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
20	Immediate action has not been taken to eliminate an unsafe condition, namely : Storage above cages	Mechanical Room	Closed
21	The exterior walls and their components are not being maintained in good repair, namely : Spalling bricks	Roof Of Building	Closed
22	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely : Rusted metal flashing	Roof Of Building	Closed
23	The electrical connections are not maintained in a safe and complete condition, namely : Damaged cover plate	South	Closed
24	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
25	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Substantially Co
26	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.	Stairway	Closed
27	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
28	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Substantially Co

29	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
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### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**