

## MLS Building Audit Program - Details

**Property Address :** 50 TUXEDO CRT

Legal Description: CON 2 PT LOT 18

Roll No. : 1901082470008700000

Building : 50 TUXEDO CRT

**Report Date :** January 18, 2019

**Building Audit Date :** August 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 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	11 253857 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Aug-14	08-SEP-14	100.00%
2	Property Standards	11 256766 PRS 00 IV		Closed	8-Aug-14	19-AUG-15	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	11 253857 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Aug-14	08-SEP-14	31-Mar-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
2	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
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely re-paint all vents/grades	Exterior Of Building	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint and concrete deterioration.	Exterior Of Building	Closed
5	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted damaged handrails.	Exterior Of Building	Substantially Co
6	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, to include installation of window air conditioner units	Exterior Of Building	Closed
7	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.	Exterior Of Building	Closed
8	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.	Exterior Of Building	Closed
9	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
10	Exterior walkway not maintained.Namely broken patio stones	Exterior Of Building	Substantially Co
11	Exterior door is not maintained in good repair. Namely re-paint exterior door	Exterior Of Building	Substantially Co
12	The electrical fixtures are not maintained in a safe and complete condition. Clean and repair exterior light fixrure/lens	Exterior Of Building	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely open cable boxes.	Exterior Of Building	Closed
14	The electrical fixtures are not maintained in good working order. Namely re-paint all exterior light posts	Exterior Of Building	Closed
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on ramp and retaining wall.	Exterior Of Building	Closed
16	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.Namely concrete deterioration on stairs at front enfrance of the building.	Exterior Of Building	Closed

17	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely concrete deterioration on balcony slab	Exterior Of Building	Closed
18	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely remove all pigeon screens and temporary structure from building balconies.	Exterior Of Building	Closed
19	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely excessive storage on balcony.	Exterior Of Building	Closed
20	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	Substantially Co
21	The transparent surface is not kept reasonably clean, Namely clean all widows	Exterior Of Building	Substantially Co
22	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 Of Building	Closed
23	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely gate self closure not in good repair.	Exterior Of Building	Substantially Co
24	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Substantially Co
25	Exterior garbage containment area not screened. Namely bins need to be kept inside enclosed area.	Exterior Of Building	Closed
26	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Substantially Co
27	Driveway(s) and/or similar areas not maintained. Namely cracks, ruts and holes on driveay	Exterior Of Building	Closed
28	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
29	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely damaged curb stops	Exterior Of 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	11 256766 PRS 00 IV		Closed	8-Aug-14	19-AUG-15	11-Apr-17

No. of defects contained within the Order : **62**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heating system or unit is not in good repair and maintained in good working condition. Namely missing radiator cover.	Basement	Substantially Co
2	The electrical connections are not maintained in a safe and complete condition. Namely losing wiring and missing coverplates.	Boiler Room	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely bulbs burnt out.	Boiler Room	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged wall.	Boiler Room	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Building	Closed
7	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Building	Closed
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Building	Closed
9	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Carport	Closed
10	Lighting in a storage room is provided at less than 50 lux. Namely no lighting provided.	Closet	Substantially Co
11	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Compactor Room	Substantially Co
12	Garbage disposal room is not maintained in a clean and odour free condition.	Compactor Room	Substantially Co
13	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely paint and plaster.	Electrical Room	Substantially Co
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Substantially Co
15	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint walls.	Elevator	Substantially Co
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely shopping carts and garbage.	Garbage Room	Closed
17	The ventilation system or unit is not regularly cleaned.	Kitchen	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear of storage items.	Kitchen	Substantially Co
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, where necessary, to maintain a similar appearance. Namely replace missing tiles.	Laundry Room	Substantially Co
20	Mailbox or mail receptacle is not maintained in good repair. Namely mailboxes missing locks and damaged.	Lobby	Substantially Co
21	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	Substantially Co
22	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Substantially Co
23	Interior lighting fixtures or lamps are not maintained. Namely missing lenscovers.	Men's Toilet Room	Closed
24	The ventilation system or unit is not regularly cleaned.	Men's Toilet Room	Substantially Co
25	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Office	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Recreation Room	Closed
27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door hardware.	Recreation Room	Closed
28	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed

29	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
30	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely concrete stair is crumbling.	Roof Of Building	Closed
31	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Roof Of Building	Closed
32	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely BBQ and storage rack, namely but not limited to.	Roof Of Building	Closed
33	The exterior surface has not been restored and/or resurfaced where necessary. Namely re-paint vent housings.	Roof Of Building	Substantially Co
34	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely concrete deterioration on Roof guard.	Roof Of Building	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
36	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
37	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely missing, damaged baseboard in all areas of building.	Throughout Building	Substantially Co
38	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint and plaster where required. To include hallways, lobby area and stairways.	Throughout Building	Closed
39	The ventilation system or unit is not regularly cleaned. Namely clean all vents in building to include all service rooms and garbage chute rooms.	Throughout Building	Closed
40	The property is not maintained and/or kept clean in accordance with the standards.	Throughout Building	Substantially Co
41	The heating system or unit is not in good repair and maintained in good working condition. Namely damaged rad cover in stairwell.	Throughout Building	Substantially Co
42	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
43	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely not closing properly and missing dampers.	Throughout Building	Closed
44	Floor and/or floor covering not kept in a clean and sanitary condition To include carpet.	Throughout Building	Closed
45	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely in all hallways frayed, damaged carpet.	Throughout Building	Substantially Co
46	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely floor mats at dwelling unit doors and draincovers in service rooms.	Throughout Building	Closed
47	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely but not limited to hallways, garbage chute rooms and stairwells.	Throughout Building	Substantially Co
48	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely all dwelling unit door, exit doors and service room doors.	Throughout Building	Substantially Co
49	The electrical receptacle are not maintained in a safe and complete condition. Namely broken or cracked cover plates.	Throughout Building	Closed
50	Interior door is not a good fit in its frame. Namely but not limited to garbage chute rooms and stairway doors at both ends of hallway.	Throughout Building	Closed
51	Interior door is not a good fit in its frame. Namely front door of garbage chute.	Throughout Building	Closed
52	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
53	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
54	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
55	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Substantially Co
56	Interior lighting fixtures or lamps are not maintained. Namely all hallways, and service rooms. To include broken, cracked and missing lenscovers.	Throughout Building	Substantially Co
57	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
58	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely re-paint all vent covers.	Throughout Building	Substantially Co
59	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely dwelling unit doors where required.	Throughout Building	Substantially Co
60	The property is not being kept free of rodents, vermin, insects or other pests. Namely roaches in several areas of property. Namely but not limited to hallways, garbage chute rooms.	Throughout Building	Substantially Co
61	Interior lighting fixtures or lamps are not maintained. Namely missing lenscover.	Washroom	Closed
62	The ventilation system or unit is not regularly cleaned.	Washroom	Closed



### 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.**