

MLS Building Audit Program - Details

Property Address : 51 TRAILRIDGE CRES

Legal Description: PLAN M1132 BLK C
 Roll No. : 1901084030042000000
 Building : **51 TRAILRIDGE CRES**

Report Date : January 17, 2020

Building Audit Date : November 02, 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	Fence	11 304085 FEN 00 IV	FENCING INVESTIGATION	Closed	3-Nov-11	05-DEC-11	100.00%
2	Property Standards	11 308043 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Nov-11	16-FEB-12	100.00%
3	Property Standards	11 306651 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Nov-11	22-MAY-12	100.00%
4	Property Standards	11 306656 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Nov-11	22-MAY-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 308043 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Nov-11	16-FEB-12	22-Jun-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony is not maintained in a clean and/or sanitary condition, namely : Excessive storage	Balcony	Substantially Co
2	The balcony and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely : Defacement at the panels	Balcony	Substantially Co
3	The treads are not being maintained free from defects/hazards.	East	Closed
4	The treads are not being maintained free from defects/hazards, namely : Damagaed concrete	Exit	Closed
5	Exterior door has defective hardware.	Exit	Closed
6	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Rusted post and peeling paint in general	Exit	Closed
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	Exit	Substantially Co
8	The exterior walls and their components are not being maintained in good repair, namely : Exposed rebars	Exit	Closed
9	The exterior walls and their components are not being maintained in good repair, namely : Damaged concrete	Exit	Closed
10	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exit	Closed
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
12	The balcony and/or the supporting structural member(s) is not maintained in good repair, namely : Peeling paint on slabs	Exterior	Substantially Co
13	Immediate action has not been taken to eliminate an unsafe condition, namely : Damaged vent shaft grille	Exterior	Closed
14	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	Exterior	Closed
15	The ventilation system is not kept in good repair and maintained in good working condition at all times, namely : Missing cap	Exterior	Closed
16	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
17	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
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.	Exterior Of Building	Closed

19	Driveway(s) and/or similar areas does not afford safe passage. Namely; Deteriorated asphalt	Front	Closed
20	Exterior yard surface and/or similar areas not maintained, namely : Broken tile	Lobby	Closed
21		Lobby	Closed
22	The property has not been repaired in accordance with the standards, namely : Missing piece of metal flashing	Lobby	Closed
23	Exterior yard surface and/or similar areas not maintained, namely : Abandoned concrete bases	North	Closed
24	The yard and/or any other part of the property contains dilapidated or collapsed structures, namely : Abandoned concrete post/support for card reader/key	Ramp	Closed
25	The exterior walls and their components are not being maintained in good repair, namely : Peeling/deteriorated paint	South Side of Building	Substantially Co
26	The exterior surface shall be maintained free of graffiti and/or painted slogans	Swimming Pool	Closed
27	The property is not maintained and/or kept clean in accordance with the standards, namely :		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 306656 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Nov-11	22-MAY-12	22-Jun-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Garage	Closed
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
3	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
4	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black, namely insufficient height, at black portion.	Garage	Closed
5	The plumbing system is not protected from freezing, namely deteriorated pipe insulation.	Garage	Closed
6	The floor drain is not maintained in good repair, namely deteriorated drain cover.	Garage	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged housing.	Garage	Closed
8	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.	Garage	Closed
9	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.	Garage	Closed
10	The electrical receptacles, switches and boxes are not maintained in a safe and complete condition, namely missing and/or damaged covers.	Garage	Closed
11	Extension cords or other extensions are used as a permanent wiring system.	Garage	Closed
12	The parking or storage garage is used to keep junk or rubbish, namely tire storage.	Garage	Closed
13	The parking or storage garage is used to keep junk or rubbish, to include undue storage.	Garage	Closed
14	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: abandoned vehicle.	Garage	Closed
15	The parking or storage garage walls and ceiling painted surface are not maintained reasonably clean, to include mould.	Garage	Closed
16	The parking or storage garage ceilings and walls painted surface are not maintained in a state of good repair.	Garage	Closed
17	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
18	The ceilings in the parking or storage garage are not impervious to water.	Garage	Substantially Co
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include concrete delamination.	Garage	Substantially Co
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Co
22	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
23	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
24	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely deteriorated and/or damaged graste housing.	Garage	Closed

26	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include concrete delamination.	Garage	Closed
27	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
28	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
29	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 306651 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Nov-11	22-MAY-12	7-Jun-16

No. of defects contained within the Order : **47**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent cover.	1st Floor	Closed
4	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute lid.	2nd Floor	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mat.	4th Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, namely deteriorated and/or damaged window sill.	6th Floor	Closed
7	Window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components, namely damaged screen.	6th Floor	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective door latch.	7th Floor	Closed
9	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing fire damper.	7th Floor	Closed
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely bent stair guard picket.	10th Floor	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mat.	11th Floor	Closed
12	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely missing toilet fixture.	12th Floor	Closed
13	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely adjacent ladder to roof hatch causing climbable condition, (re: climbable condition, between 140 millimetres and 900 millimetres above level being protected.	18th Floor	Closed
14	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
15	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	Basement	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
17	Interior lighting fixtures or lamps are not maintained, namely missing fixture covers.	Basement	Closed
18	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
19	Roof drainage not discharging directly into the building drain, namely excessive ponding water.	Roof Of Building	Closed
20	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Substantially Co
21	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.	Roof Of Building	Closed
22	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
23	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Closed
24	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed

25	The risers and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely openings at risers exceed maximum allowable spacing of one hundred (100) millimetres.	Roof Of Building	Substantially Co
26	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured elevator control panel doors.	Roof Of Building	Closed
27	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
28	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
29	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
30	A window that extends to less than 1,070 millimetres above a climbable surface is not protected by a guard, not less than 1,070 millimetres high measured to the top of the guard from the top of the climbable surface, (re: adjacent heating unit).	Throughout Building	Closed
31	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.	Throughout Building	Closed
32	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 due to insufficient height causing climbable condition, at top rail.	Throughout Building	Closed
33	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
34	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Throughout Building	Closed
35	The plumbing system is not kept in a clean and sanitary condition.	Throughout Building	Closed
36	The floor and every appurtenance, surface cover and finish is not maintained, namely deteriorated finish.	Throughout Building	Closed
37	Wall(s) and ceiling not maintained free of holes, cracks, mould, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Substantially Co
38	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
39	Adequate ventilation has not been provided, namely ventilation system not working in a satisfactory manner.	Throughout Building	Closed
40	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely non-functioning washrooms.	Throughout Building	Closed
41	The plumbing system is not kept in good working order, namely all water closets and pertinent fixtures, re: wash basins and toilets.	Throughout Building	Substantially Co
42	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
43	The electrical switches, receptacles and fixtures are not maintained in a safe and complete condition, namely missing and/or damaged covers.	Throughout Building	Closed
44	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers at receptacles, boxes and switches.	Throughout Building	Substantially Co
45	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans), namely floor indicator buttons and lights.		Closed
46	The electrical connections are not maintained in a safe and complete condition, namely exposed, loose and unsecured wires.		Substantially Co
47	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely missing picket.		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.**