

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 18, 2019

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 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 | 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 |

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| 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 |

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| 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 |

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| 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 :

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| 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.**