

MLS Building Audit Program - Details

Property Address : 55 GREENBRAE CRCT

Legal Description: PLAN M1151 PT BLK B

Roll No. : 1901052770035000000

Building : **55 GREENBRAE CRCT**

Report Date : January 18, 2019

Building Audit Date : October 04, 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 289054 FEN 00 IV	FENCING INVESTIGATION	Closed	13-Oct-11	12-DEC-11	100.00%
2	Property Standards	11 289058 PRS 00 IV		Closed	13-Oct-11	30-DEC-15	100.00%
3	Property Standards	11 289063 PRS 00 IV	REPORT ORDERS : WATER PENETRATION IN UNDER GROUND GARAGE & BASEMENT	Closed	13-Oct-11	11-JAN-12	100.00%
4	Property Standards	11 287116 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-11	30-DEC-15	100.00%
5	Property Standards	11 289059 PRS 00 IV		Closed	18-Oct-11	30-DEC-16	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
3	Property Standards	11 289063 PRS 00 IV	REPORT ORDERS : WATER PENETRATION IN UNDER GROUND GARAGE & BASEMENT	Closed	13-Oct-11	11-JAN-12	29-May-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the structural integrity of the Underground Parking Garage and basement level. The Report shall clearly indicate the condition and repairs required to prevent further deterioration. The Report shall also clearly indicate the methods to be taken to waterproof the parking garage and basement level.	Underground Parking Area	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 289058 PRS 00 IV		Closed	13-Oct-11	30-DEC-15	7-Jun-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
2	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
4	Garbage disposal room is not maintained in a clean and odour free condition.	Compactor Room	Closed
5	The property has not been repaired in accordance with the standards, namely : Wooden benches deteriorated	Exterior	Closed
6	Exterior walkway not maintained.	Exterior	Closed
7	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
8	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Closed
9	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Broken/partially removed steel posts	Exterior	Closed
10	Walk and/or similar areas does not afford safe passage. Namely; Missing interlocking bricks	Exterior	Closed
11	The retaining wall is not being maintained free from hazards	Exterior	Closed
12	The retaining wall is not being maintained in good repair.	Exterior	Closed
13	The grass is not being maintained in a living condition.	Exterior	Closed
14	The exterior walls and their components are not being maintained in good repair, namely: Mismatch repairs	Exterior Of Building	Closed

15	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
16	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
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	The property has not been repaired in accordance with the standards, namely : Missing vent covers	Exterior Of Building	Closed
20	The supporting member(s) of equipment/attachments appurtenant to the building are not properly anchored, namely, Metal cladding	Garage	Closed
21	The exterior walls and their components are not being maintained in good repair, namely : Mold grown on wall	Stairway	Closed
22	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
23	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Deteriorated paint	Throughout Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 289059 PRS 00 IV		Closed	18-Oct-11	30-DEC-16	3-Jan-17

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Ramp	Closed
2	All repairs shall be made with materials that are suitable and sufficient for the purpose	Ramp	Closed
3	The floor drain is not maintained in good repair.	Ramp	Closed
4	The electrical fixtures are not maintained in a safe and complete condition, namely : Missing cover plates	Underground Parking Area	Closed
5	The property is not maintained and/or kept clean in accordance with the standards, namely : Clean and clear	Underground Parking Area	Closed
6	The property is not maintained and/or kept clean in accordance with the standards, namely : Power wash the garage	Underground Parking Area	Closed
7	The floor drain is not maintained in good repair.	Underground Parking Area	Closed
8	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed
9	Interior door frames and/or hardware not maintained in good repair, namely : Rusted frame	Underground Parking Area	Closed
10	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: Inoperative vehicle	Underground Parking Area	Closed
11	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
13	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
14	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
15	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
17	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
18	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
19	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
20	The sign(s) is not being maintained in a good state of repair.	Underground Parking Area	Closed
21	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
22	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
23	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
24	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	Substantially Co
25	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
26	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed

27	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
28	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
29	Door(s), frames and/or hardware not maintained in good repair, namely : Self closure not working properly	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 287116 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-11	30-DEC-15	17-Mar-16

No. of defects contained within the Order : **71**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates and loose wiring.	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.	1st Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely replace lock plate at unit # 208.	2nd Floor	Closed
4	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing chute handle.	9th Floor	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely hanging conduit boxes, and loose wiring.	Basement	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair hole in ceiling.	Basement	Closed
8	Lighting in a recreation room is provided at less than 100 lux.	Basement	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Basement	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door hardware.	Basement	Closed
11	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.	Basement	Closed
12	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.	Basement	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing cover on sump pump.	Basement	Closed
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
15	Lighting in a storage room is provided at less than 50 lux. Namely lighting in all storage rooms.	Boiler Room	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean and clear.	Boiler Room	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely loosing wiring and missing coverplates.	Boiler Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove debris from area.	Elevator	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely exposed wiring and missing coverplates.	Elevator	Closed
20	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Substantially Co
21	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Ground Floor	Substantially Co
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely active leak caused damage to ceiling.	Ground Floor	Closed
23	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all exterior doors to building.	Ground Floor	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely fraying carpet at #1009.	Hall	Closed
25	Interior door is not a good fit in its frame. Namely door near #1210.	Hall	Closed

26	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
27	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
28	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
29	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates and outlets not secured to wall.	Meter Room	Closed
30	The heating system or unit is not in good repair and maintained in good working condition. Namely missing rad cover.	Office	Substantially Co
31	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring, missing coverplates.	Office	Closed
32	The exterior surface has not been restored and/or resurfacedn where necessary. Namely paint ventilation housings.	Roof Of Building	Substantially Co
33	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Roof Of Building	Closed
34	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres Namely handrail.	Roof Of Building	Closed
35	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely repair catwalk.	Roof Of Building	Closed
36	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely Landing guard.	Roof Of Building	Closed
37	The roof or one of its component is not free from leaks. Namely ponding water on roof.	Roof Of Building	Closed
38	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres Namely stairwell landing guard.	Throughout Building	Closed
39	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	Closed
40	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
41	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Substantially Co
42	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
43	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
44	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
45	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged or missing ceiling tiles.	Throughout Building	Substantially Co
46	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely broken or damaged door closure systems replace or repair where required.	Throughout Building	Closed
47	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door hardware.	Throughout Building	Substantially Co
48	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely Stairwell doors dented .	Throughout Building	Substantially Co
49	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely elevator doors and frames on every floor.	Throughout Building	Closed
50	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely repaint or refinish where required.	Throughout Building	Substantially Co
51	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely front door of All garbage chute rooms.	Throughout Building	Substantially Co
52	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely floor mats.	Throughout Building	Closed
53	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
54	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
55	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Closed
56	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely carpet ripped, fraying and damaged.	Throughout Building	Closed
57	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers.	Throughout Building	Closed
58	The heating system or unit is not in good repair and maintained in good working condition. Namely rad cover not in good repair.	Throughout Building	Closed

59	The property is not maintained and/or kept clean in accordance with the standards.	Throughout Building	Substantially Co
60	The ventilation system or unit is not regularly cleaned. Namely clean all vents in entire building.	Throughout Building	Substantially Co
61	Wall(s) not maintained clean. Namely clean baseboards.	Throughout Building	Substantially Co
62	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint and plaster throughout.	Throughout Building	Substantially Co
63	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely all floor numbers are not maintained in Stairways.	Throughout Building	Closed
64	The floor and every appurtenance, surface cover and finish is not maintained. Namely missing floor tiles.	Work Shop	Closed
65	The electrical connections are not maintained in a safe and complete condition. Namely conduit not secured to wall , loose wires and missing coverplates.	Work Shop	Closed
66	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	f	Closed
67			Closed
68	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.		Closed
69	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in walls.		Closed
70	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 and plaster.		Closed
71	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :55
GREENBRAE CRCT**

Active apartment unit related investigation matters (Property Standards only) :	2
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**