

MLS Building Audit Program - Details

Property Address : 55 WYNFORD HEIGHTS CRES

Legal Description: PLAN M1176 BLK D

Roll No. : 1908101050003000000

Building : **55 WYNFORD HEIGHTS CRES**

Report Date : January 18, 2019

Building Audit Date : October 31, 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 302499 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Nov-11	08-MAY-12	100.00%
3	Property Standards	11 302668 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-11	08-MAY-12	100.00%
4	Property Standards	11 302679 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-11	08-FEB-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
4	Property Standards	11 302679 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-11	08-FEB-12	15-Oct-12

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Building	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: East side exit door. Graffiti on stairway exit door and wall.	East Side of Building	Closed
3	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: East side of building. Deteriorated concrete on balcony slabs with exposed reinforcing bars.	East Side of Building	Closed
4	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
5	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.	Throughout Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated surface paint finish on exterior garage doors on the west side of building.	West Side of Building	Closed
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Exterior guards for exits from underground garage, space at the bottom of the guard is greater than 100mm. Repairs required.		Substantially Co
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Exterior fence enclosure for swimming pool, broken boards and holes in the fence should be repaired.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 302499 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Nov-11	08-MAY-12	31-Dec-16

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Substantially Co
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
5	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
6	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; cover plates.	Underground Parking Area	Closed
9	The electrical switches are not maintained in good working order.	Underground Parking Area	Substantially Co
10	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Underground Parking Area	Closed
11	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
12	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Substantially Co
13	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
14	The plumbing system is not kept in good working order. Namely; damaged pipe.	Underground Parking Area	Closed
15	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Underground Parking Area	Closed
16	The plumbing system is not kept in good working order. Namely; missing drain covers.	Underground Parking Area	Closed
17	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
18	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
19	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Substantially Co
21	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Area	Closed
22	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
23	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; missing access hatch.	Underground Parking Area	Closed
25	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Underground Parking Area	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 302668 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-11	08-MAY-12	11-Oct-12

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: 3rd floor stairway. A section of baseboard is missing from the wall.	3rd Floor	Closed
2	The electrical fixtures are not maintained in good repair. Namely: 10th floor garbage room. Electrical cover plate is missing.	10th Floor	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: 10th floor. Electrical light fixture is not secured properly to the ceiling. Near unit 1008. Repairs are required.	10th Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Crack/broken plaster on ceiling near expansion joint.	12th Floor	Closed
5	The electrical fixtures are not maintained in good repair. Namely: Garbage room light fixture is in need of repair.	17th Floor	Closed
6	The floor drain is not maintained in good repair. Namely: Boiler room. Replace missing floor drain cover. Also replace a cracked floor drain cover.	Boiler Room	Closed
7	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Service room. Upgrade lighting at floor level to 200 Lux. Replace missing electrical cover plates. Secure all loose/hanging wires.	Boiler Room	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: On the 20th,15th, 11th and 9th floors, garbage chutes are required to be self-closing. Repairs are required.	Garbage Room	Closed
9	Lighting in a laundry room is provided at less than 200 lux. Namely: Upgrade lighting condition at floor level to 200 Lux. Replace missing cover plate on wall fixture.	Laundry Room	Closed
10	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely: Required height for stairway handrails.	Stairway	Closed
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Stairway landing and stair guards.	Stairway	Closed
12	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: An additional handrail is required on the wall of both stairways.	Stairway	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Throughout building, all floors inside electrical closets, cleaning is required.	Throughout Building	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Throughout building, areas where the ceiling tiles are water stained, replacement is required.	Throughout Building	Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Basement level stairway. A 2nd handrail is required on the wall.		Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Baseboard to be secured to wall properly in the stairway between 16th and 15th floors.		Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint peeling on wall in stairway to elevator room, above access door.		Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: 12th flr. Bell Telephone service room. Clean and clear floor of debris.		Closed
19	The electrical connections are not maintained in good repair. Namely: 11th and 8th floor electrical closet. Loose electrical wires in red, to be secured properly.		Closed
20	The electrical switches are not maintained in a safe and complete condition. Namely: Replace missing light switch cover plate. Near access door to roof level.		Closed
21	The electrical fixtures are not maintained in a safe and complete condition. Namely: Men's Sauna Room. Missing lens cover on light fixture.		Closed
22	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on wall outlet.		Closed
23	Ceiling not maintained free of holes or access hatch door. Namely: Women's Sauna room. Missing access hatch door in ceiling.		Closed

24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker Room #7, 43 to 90. Repair hole in ceiling, near locker # 79.		Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Missing radiator cover in elevator room.		Closed
26	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: From the 2nd flr. stairway to ground floor. Replace missing stairway tread strips.		Closed
27	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. Namely: Upgrade lighting in the lower level of elevator room to 100 Lux.		Closed
28	Lighting in a storage room is provided at less than 50 lux. Namely: All Locker rooms, lighting to be upgraded to 50 lux at floor level.		Closed
29	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: Stairway landing and stair guards. Design of guards facilitates climbing.		Closed
30	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: Landing and Stair guards.		Closed
31	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Landing and stair guards.		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.**