

MLS Building Audit Program - Details

Property Address : 5 CEDAR DR

Legal Description: CON D PT LOT 18

Roll No. : 1901072390000500000

Building : **5 CEDAR DR**

Report Date : January 18, 2019

Building Audit Date : June 02, 2010

**** 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	Long Grass and Weeds	10 190034 LGW 00 IV	LONG GRASS/WEEDES INVESTIGATION	Closed	8-Jun-10	23-JUN-10	N/A**
7	Property Standards	10 190525 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-12	16-MAR-12	100.00%
8	Property Standards	10 190610 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-12	16-MAR-12	100.00%
9	Property Standards	10 189037 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-12	03-APR-12	12.50%

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
9	Property Standards	10 189037 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-12	03-APR-12	31-Jan-14

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **14**

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.	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.	Underground Parking Area	Open
3	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.	Underground Parking Area	Closed
4	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
5	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	Open
6	The floor drain is not maintained in good repair. Namely; Missing covers	Underground Parking Area	Open
7	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Open
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
9	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
10	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
11	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
12	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
13	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
14	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
16	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	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 190525 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-12	16-MAR-12	30-Oct-14

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
2	The exterior surface has not been restored and/or resurfacedn where necessary.	Exterior Of Building	Substantially Co
3	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; cracks, holes and ruts.	Exterior Of Building	Substantially Co
4	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
5	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Substantially Co
6	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
7	The transparent surface is not kept reasonably clean	Exterior Of Building	Substantially Co
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
9	Exterior garbage containment area not screened.	Exterior Of Building	Closed
10	Exterior garbage bin(s) covers left open.	Exterior Of Building	Substantially Co
11	The yard is not being maintained free of weeds.	Exterior Of Building	Substantially Co
12	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
13	Driveway(s) and/or similar areas not maintained.	Exterior Of Building	Substantially Co
14	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely curb stops damaged and or sections missing.	Exterior Of Building	Closed
15	The sign(s) and/or sign structure(s) not being cared for and/or discarded have not been removed from the property.	Exterior Of Building	Closed
16	The property contains shrubs and/or hedges which are overgrown and require trimming.	Exterior Of Building	Closed
17	The yard is not being maintained free of heavy undergrowth.	Exterior Of Building	Closed
18	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 190610 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-12	16-MAR-12	29-Oct-14

No. of defects contained within the Order : **30**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Building	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Building	Closed
3	Laundry room is not maintained in a clean and sanitary condition. Namely clean behind machines.	Laundry Room	Substantially Co
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided Namely at access to roof.	Roof Of Building	Closed
5	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
6	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely repair or replace all broken, damaged light fixtures, to include lenscovers missing/damaged.	Throughout Building	Substantially Co
8	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	Closed
9	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
10	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
11	Lighting in a laundry room is provided at less than 200 lux.	Throughout Building	Closed
12	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
13	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
14	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.	Throughout Building	Closed
15	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.	Throughout Building	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely baseboards missing/ damaged.	Throughout Building	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
18	The ventilation system or unit is not regularly cleaned. To include all garbage chute rooms, hallways,	Throughout Building	Substantially Co
19	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
20	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely where required missing parts.	Throughout Building	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all storage/locker rooms, service rooms, electrical closets, to include workshop.	Throughout Building	Substantially Co
22	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean all flooring throughout the building.	Throughout Building	Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely dwelling unit door mats.	Throughout Building	Closed
24	The floor and every pputenance, surface cover and finish is not reasonably smooth and level. Where required.	Throughout Building	Closed

25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. To include : hallways, stairways, garbage chute rooms, all service rooms and locker/storage rooms.	Throughout Building	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely dwelling unit doors where required.	Throughout Building	Substantially Co
27	The electrical connections are not maintained in a safe and complete condition. Namely duplex coverplates and light switch coverplates.	Throughout Building	Closed
28	Interior door is not a good fit in its frame.	Throughout Building	Closed
29	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely paint, repair or replace all exterior doors.	Throughout Building	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	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.**