

MLS Building Audit Program - Details

Property Address : 65 GREENBRAE CRCT

Legal Description: PLAN M1151 PT BLK B RP R3926 PART 2

Roll No. : 1901052770036000000

Building : **65 GREENBRAE CRCT**

Report Date : January 18, 2019

Building Audit Date : October 21, 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 298330 PRS 00 IV		Closed	4-Nov-11	05-MAR-12	100.00%
2	Property Standards	11 301699 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-11	05-MAR-12	100.00%
3	Property Standards	11 304999 PRS 00 IV		Closed	8-Nov-11	30-JUL-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
3	Property Standards	11 304999 PRS 00 IV		Closed	8-Nov-11	30-JUL-12	3-Jan-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and missing cover plates.	Underground Parking Area	Closed
2	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.	Underground Parking Area	Closed
3	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely missing concrete on overhead lintel on ramp.	Underground Parking Area	Closed
7	Lighting in a garage is provided at less than 50 lux. Namely in parking stalls and drive isles.	Underground Parking Area	Closed
8	Interior lighting fixtures or lamps are not maintained. Namely repair broken , damaged or missing light fixtures.	Underground Parking Area	Closed
9	The storm drain is not being maintained free from defect and/or obstructions. Namely missing drain cover.	Underground Parking Area	Closed
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely missing floor drains.	Underground Parking Area	Closed
12	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
13	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	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 301699 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-11	05-MAR-12	17-Mar-16

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Building	Closed
2	The grass is not being maintained in a living condition.	Exterior	Substantially Co
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely missing metal pickets and fences require refinishing.	Exterior	Closed
4	The retaining wall is not being maintained in good repair.	Exterior	Closed
5	Exterior walkway not maintained, namely interlocking stone.	Exterior	Closed
6	Exterior garbage containment area not screened, namely excessive bins and damaged wooden boards.	Exterior	Substantially Co
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged and/or missing vent covers.	Exterior Of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in a weather tight condition. Submit to this Department a Professional Engineer's Report on the condition of the walls and its components causing water penetration into the units.	Exterior Of Building	Closed
10	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair, namely, 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
11	The electrical receptacle are not maintained in good working order, namely cable boxes open.	Exterior Of Building	Closed
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
13	The electrical fixtures are not maintained in good working order.	Front	Closed
14	Exterior window missing.	Garage	Closed
15	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Rear	Closed
16	The roof or one of its components is not weather tight. Submit to this Department a Professional Engineer's Report on the condition of the roof and its components causing water penetration into the units.	Roof Of Building	Closed
17	Dwelling unit window that is capable of being opened has no screen and/or damaged screens.	Throughout Building	Closed
18	The balconies and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely overhanging bicycles and over-storage.	Throughout Building	Closed
19	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed
20	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 operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	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 298330 PRS 00 IV		Closed	4-Nov-11	05-MAR-12	19-Dec-16

No. of defects contained within the Order : **57**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures and lamps are not maintained so that operations or activities normally carried out in or about any part of the property can be undertaken in safety and without undue eye strain. Namely no light bulbs.	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 paint walls.	1st Floor	Closed
3	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely fire alarm sound system hanging off wall..	14th Floor	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
6	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Boiler Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing sump pump covers and drain covers.	Boiler Room	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean and clear.	Boiler Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Closet	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Electrical Room	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in the ceiling.	Electrical Room	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint door and door frames on all floors.	Elevator	Closed
13	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
14	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
16	The electrical connections are not maintained in good working order. Namely remove housing on wall.	Lobby	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Recreation Room	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing baseboard.	Recreation Room	Substantially Co
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely water leakage caused mold.	Recreation Room	Closed
20	Lighting in a recreation room is provided at less than 100 lux.	Recreation Room	Closed
21	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 recreation rooms.	Recreation Room	Closed
22	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely all recreation rooms.	Recreation Room	Closed
23	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely all vents in good repair and cleaned.	Recreation Room	Closed
24	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Roof Of Building	Closed
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed

26	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Closed
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
28	Floor and/or floor covering not kept free from holes, stains, ru	Storage Room	Closed
29	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
30	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint all interior doors to include exit doors and dwelling unit doors where required.	Throughout Building	Closed
31	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely replace broken, damaged or missing tiles.	Throughout Building	Closed
32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint.	Throughout Building	Closed
33	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely remove all graffiti.	Throughout Building	Closed
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove all unit door mats and fraying carpet.	Throughout Building	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean carpets and floors, to include all service rooms, garbage chute rooms and recreation rooms.	Throughout Building	Closed
36	Floor and/or floor covering not kept in a clean and sanitary condition Namely carpet stained and dirty.	Throughout Building	Closed
37	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
38	Corridor serving classrooms is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Substantially Co
39	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely repair stair nosings where required.	Throughout Building	Closed
40	The electrical fixtures are not maintained in a safe and complete condition. Namely missing coverplates to include all service rooms, and recreation rooms.	Throughout Building	Substantially Co
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace or repair damaged, missing or broken ceiling tiles or plaster.	Throughout Building	Substantially Co
42	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged ceiling tiles.	Throughout Building	Closed
43	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
44	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.	Throughout Building	Substantially Co
45	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely both handrails.	Throughout Building	Closed
46	Interior lighting fixtures or lamps are not maintained. Namely replace, repair any missing or damaged light fixtures.	Throughout Building	Substantially Co
47	Interior lighting fixtures or lamps are not maintained. Namely broken, damaged and missing lenscovers to include all service rooms, hallways and stairwells.	Throughout Building	Substantially Co
48	The ventilation system or unit is not regularly cleaned. Namely clean all vents in every hallway, service room, washroom, security office, laundry room and clean the ventilation system in the building.	Throughout Building	Substantially Co
49	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
50	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
51	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely missing floor numbers in stairwells must be maintained on all floors. Including 2nd and 3rd floors but not limited to.	Throughout Building	Closed
52	The property is not maintained and/or kept clean in accordance with the standards. Namely clean entire building to include stairway railings and floors, baseboards, walls, ceilings, garbage chute rooms and service rooms.	Throughout Building	Closed
53	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
54	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers and chute does not close.	Throughout Building	Substantially Co
55	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely floor tiles broken, cracked and stained.	Throughout Building	Closed

56	The electrical connections are not maintained in a safe and complete condition.		Substantially Co
57	Previously finished surface(s) in the public area of the property is not maintained in good repair.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :65
GREENBRAE CRCT**

Active apartment unit related investigation matters (Property Standards only) :	5
Number of investigation-related Orders issued to Property owner :	5
Number of investigation-related Orders issued to tenants :	0

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