

MLS Building Audit Program - Details

Property Address : 70 MORNELLE CRT

Legal Description: PLAN M1227 BLK B NOW RP 66R18273 PART 8-14

Roll No. : 1901084300019500000

Building : **70 MORNELLE CRT**

Report Date : January 18, 2019

Building Audit Date : October 17, 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 298395 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Nov-11	01-FEB-12	100.00%
2	Property Standards	11 299966 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Nov-11	01-MAY-12	100.00%
3	Property Standards	11 302248 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Nov-11	01-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 299966 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Nov-11	01-MAY-12	29-Aug-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
4	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
5	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Substantially Co
7	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Substantially Co
8	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Substantially Co
9	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
10	The plumbing system is not kept in good working order. Namely; broken or missing drain cover	Underground Parking Area	Closed
11	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
12	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
13	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
14	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
15	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
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
17	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
18	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
19	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	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 298395 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Nov-11	01-FEB-12	29-Aug-14

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
2	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
3	The ventilation system or unit is not regularly cleaned .Namely clean and replace damaged vents	Exterior Of Building	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained. Namely damaged tiles and concrete.	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.	Exterior Of Building	Closed
6	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
7	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.	Exterior Of Building	Closed
8	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. Namely to include installation of window air conditioner units	Exterior Of Building	Substantially Co
9	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.	Exterior Of Building	Closed
10	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior Of Building	Closed
11	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior Of Building	Closed
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
13	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely space between stair treads and bottom of the handrail guard.	Exterior Of Building	Closed
14	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair Namey rusted balcony guards/panels.	Exterior Of Building	Closed
15	Exterior walkway not maintained. Namely damaged patio stones and cracked concrete with holes.	Exterior Of Building	Closed
16	The retaining wall is not being maintained in good repair. Namely paint and concrete deterioration	Exterior Of Building	Closed

17	The retaining wall is not being maintained in good repair. Namely paint deterioration on retaining walls around underground parking garage exit stairwell	Exterior Of Building	Closed
18	The retaining wall is not being maintained in good repair. Namely concrete deterioration.	Exterior Of Building	Closed
19	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
20	Driveway(s) and/or similar areas not maintained. Namely underground parking garage ramp with cracks.	Exterior Of Building	Closed
21	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
22	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Substantially Co
23	The surface of a window is not kept reasonably clean. Clean all windows and frames	Exterior Of Building	Closed
24	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.Namely damaged/ripped screen	Exterior Of Building	Closed
25	The electrical fixtures are not maintained in a safe and complete condition. Namely damaged/missing exterior lights on posts.	Exterior Of Building	Closed
26	The electrical connections are not maintained in a safe and complete condition. Namley loose wires	Exterior Of Building	Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely open cable box	Exterior Of Building	Substantially Co
28	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
29	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Exterior Of Building	Substantially Co
30	Exterior steps, not maintained. Namely concrete deterioration	Exterior Of Building	Closed
31	Exterior landing not maintained. Namely clean all exterior stairwell landings.	Exterior Of Building	Closed
32	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 being maintained free from defects and/or hazards.Namely excessive storage on balcony create climability.	Exterior Of Building	Closed
33	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 a safe condition. Namely pigeon screen	Exterior Of Building	Closed
34	Exterior window(s) with broken/cracked glass.	Exterior Of Building	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 302248 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Nov-11	01-MAY-12	29-Aug-14

No. of defects contained within the Order : **47**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; unit 516 holes in doors.	5th Floor	Closed
2	The electrical receptacle are not maintained in good working order.	8th Floor	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
4	The floor drain is not maintained in good repair.Namely; missing drain cover	Basement	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Substantially Co
6	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates	Boiler Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
8	The floor drain is not maintained in good repair. Namely; Broken drain cover	Boiler Room	Closed
9	Interior door and/or hardware not maintained in good repair.	Closet	Closed
10	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Substantially Co
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
12	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely; missing panel doors.	Elevator	Substantially Co
14	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; wooden ledge	Entranceway	Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exit	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Exit	Closed
17	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
18	Roof decks, catwalks and/or related guards are not maintained in good repair to include guide wire.	Roof Of Building	Closed
19	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.	Stairway	Substantially Co
20	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; non-skid strips.	Stairway	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials where requiried.	Stairway	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout	Substantially Co
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
25	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
26	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing to include access ladder to roof hatch.	Throughout Building	Closed
27	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Substantially Co

28	Interior lighting fixtures or lamps are not maintained. Namely; broken lens covers.	Throughout Building	Substantially Co
29	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
30	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
31	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Closed
32	The electrical fixtures are not maintained in good working order.	Throughout Building	Closed
33	Previously finished surface(s) in the public area of the property is not maintained in good repair where required.	Throughout Building	Substantially Co
34	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
35	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Substantially Co
36	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; missing dampers.	Throughout Building	Substantially Co
37	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; closer on chute doors.	Throughout Building	Substantially Co
38	Garbage container or receptacle is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
39	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; broken grills.	Throughout Building	Substantially Co
40	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Co
42	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; stained ceiling tiles.	Throughout Building	Closed
43	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Throughout Building	Closed
44	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Throughout Building	Closed
45	Communication system is not maintained in good repair and in operative condition. Namely; damaged covers in hallways.	Throughout Building	Closed
46	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials where required.	Throughout Building	Closed
47	Previously finished wall(s) in the public area of the property is not maintained in good repair.	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.**