

## MLS Building Audit Program - Details

**Property Address : 74 CURLEW DR**

Legal Description: PLAN M766 BLK NN RP R2465 PART 5

Roll No. : 1908122030068000000

Building : **74 CURLEW DR**

**Report Date : January 18, 2019**

**Building Audit Date : April 21, 2016**

**\*\* 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	16 147880 FEN 00 IV	FENCING INVESTIGATION	Closed	3-May-16	04-JUL-16	100.00%
2	Property Standards	16 146067 PRS 00 IV	EXTERIOR CAPITAL ELEMENTS - DEFECTS	Closed	3-May-16	30-OCT-17	90.91%
3	Property Standards	16 146070 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-16	29-DEC-16	100.00%
4	Property Standards	16 146072 PRS 00 IV	EXTERIOR WINDOW SAFETY DEVICES - DEFECTS	Closed	3-May-16	02-JUN-16	100.00%
5	Property Standards	16 146858 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-16	30-SEP-16	100.00%
6	Waste	16 146043 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	3-May-16	13-MAY-16	N/A**

**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	16 146072 PRS 00 IV	EXTERIOR WINDOW SAFETY DEVICES - DEFECTS	Closed	3-May-16	02-JUN-16	13-Jul-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 Owner/Property Manager, 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. To include limited to the following units #120, #121, #123, #210, #216, #220, #221, #223, #302, #305, #306, #307, #309, #311, #314, #315, #316, #320, #322, #323, #401, #402, #403, #404, #407, #412, #413, #418, #419, #421, #423	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 146067 PRS 00 IV	EXTERIOR CAPITAL ELEMENTS - DEFECTS	Closed	3-May-16	30-OCT-17	14-Dec-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
2	Exterior garbage containment area not screened.	Exterior	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Exterior	Closed
4	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
5	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained free from dirt, surface dust and/or refuse.	Exterior	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely; Spalling Bricks	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in a weather tight condition. Namely; step cracking	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair. Namely; Spalling Bricks and miss tuck pointing,	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely; damaged cladding	Exterior Of Building	Open
11	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 146858 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-16	30-SEP-16	28-Apr-17

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely; broken glass panel	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Balcony Slabs	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted air unit grills	Exterior Of Building	Closed
6	Window well(s) are not protected so as to afford safe passage.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
8	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
9	Extension cords or other extensions are used as a permanent wiring system.	Exterior Of Building	Closed
10	The floor drain is not maintained in good repair. Namely; missing drain cover	Garage	Closed
11	Immediate action has not been taken to eliminate an unsafe condition. Namely; excessive storage	Garage	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Garage	Closed
13	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate	Garage	Closed
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
17	Extension cords or other extensions are used as a permanent wiring system.	Garage	Closed
18	The electrical receptacle are not maintained in a safe and complete condition. Namely; Missing cover plate	Garage	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 146070 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-16	29-DEC-16	28-Apr-17

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
2	The floor drain is not maintained in good repair. Namely; missing drain cover	Basement	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Boiler Room	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Namely; door not secured and locked	Boiler Room	Closed
6	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
7	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Compactor Room	Closed
8	Extension cords or other extensions are used as a permanent wiring system.	Compactor Room	Closed
9	The electrical switches are not maintained in good working order. Namely; missing cover plate	Compactor Room	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. Namely; Doors and not secured and locked	Compactor Room	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
12	Interior lighting fixtures or lamps are not maintained.	Compactor Room	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Electrical Room	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely; missing doors on units.	Elevator	Closed
16	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; ladder to roof hatch	Exit	Closed
17	The electrical receptacle are not maintained in good working order. Namely; damaged cover plate	Laundry Room	Closed
18	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
19	Interior door not maintained in good repair.	Laundry Room	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
22	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Laundry Room	Closed
23	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
24	The floor drain is not maintained in good repair. Namely; damaged drain cover	Laundry Room	Closed
25	Interior lighting fixtures or lamps are not maintained. Namely; not operative and missing lens cover	Laundry Room	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials where required.	Locker Room	Closed
27	The electrical switches are not maintained in good working order. Namely; damaged cover plate	Locker Room	Closed
28	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Roof Of Building	Closed

29	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted ventilation units.	Roof Of Building	Closed
30	The roof or one of it's components is not free from a hazardous condition. Namely; remove debris	Roof Of Building	Closed
31	Floor not kept free from , rubbish and debris.	Roof Of Building	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Roof Of Building	Closed
33	The electrical receptacle are not maintained in a safe and complete condition.	Storage Room	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Storage Room	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
36	The light artificial light is not kept in a safe condition. Namely; attached to sprinkler pipe	Storage Room	Closed
37	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Closed
38	The electrical fixtures are not maintained in a safe and complete condition.	Storage Room	Closed
39	The electrical connections are not maintained in a safe and complete condition. Namely; cover plate not secured	Storage Room	Closed
40	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
41	The electrical receptacle are not maintained in a safe and complete condition.	Throughout Building	Closed
42	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; railings and steps	Throughout Building	Closed
43	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
44	The electrical connections are not maintained in a safe and complete condition.	Throughout Building	Closed
45	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
46	The floor and every appurtenance, surface cover and finish is not maintained. Namely; replace remove floor covering	Throughout Building	Closed
47	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
48	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
49	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing grills	Throughout Building	Closed
50	Adequate ventilation has not been provided.	Throughout Building	Closed
51	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.	Throughout Building	Closed
52	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
53	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Throughout Building	Closed
54	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
55	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove all items and secure rooms	Throughout Building	Closed
56	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
57	Previously finished surface(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 :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**